

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name Number: Woodinville, Cottage Lk. Samm. Valley/36
Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 533

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$126,300	\$255,200	\$381,500	\$401,100	95.1%	7.90%
2004 Value	\$132,200	\$266,800	\$399,000	\$401,100	99.5%	7.76%
Change	+\$5,900	+\$11,600	+\$17,500		+4.4%	-0.15%
% Change	+4.7%	+4.5%	+4.6%		+4.6%	-1.91%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of --0.15 and -1.90% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$131,100	\$242,300	\$373,400
2004 Value	\$137,200	\$253,400	\$390,600
Percent Change	+4.7%	+4.6%	+4.6%

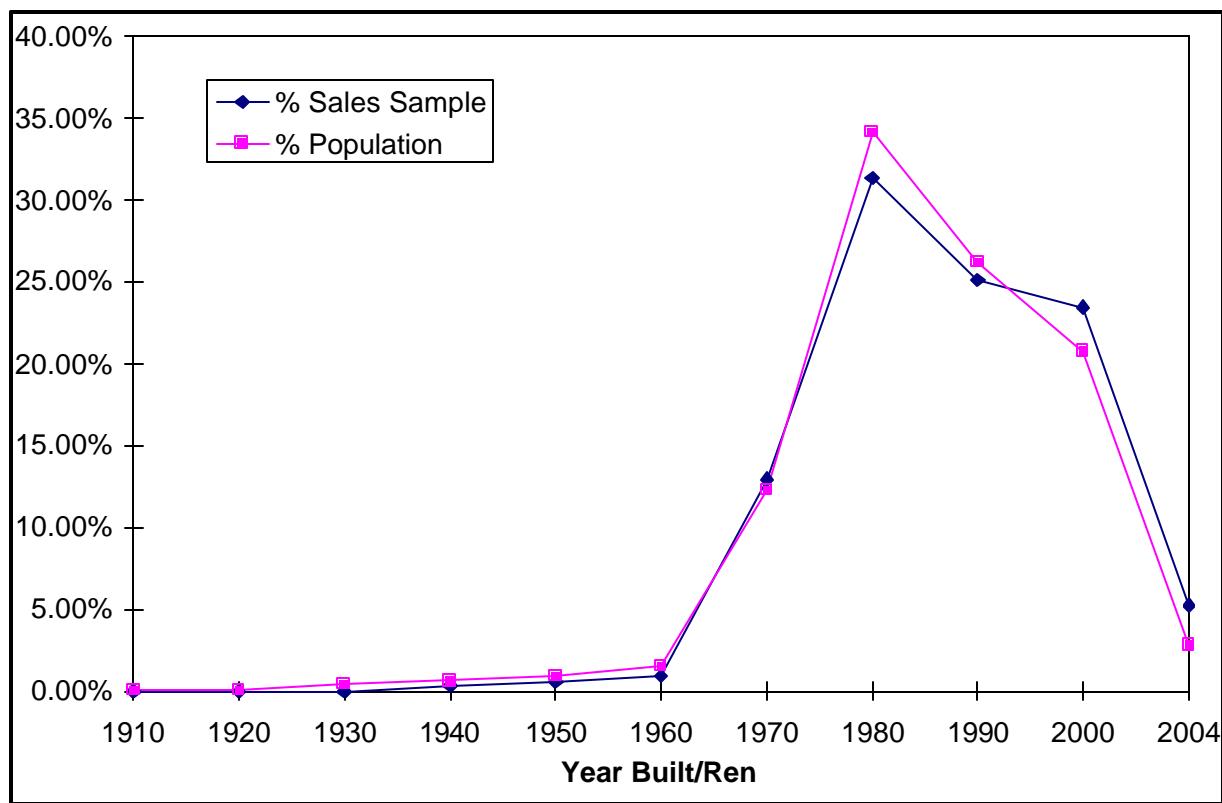
Number of one to three unit residences in the Population: 4928

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in Sub Area 1 and Sub Area 2 had lower average ratios (assessed value/sales price) than other homes, so the formula adjusts these properties upward more than others thus improving equalization. The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	2	0.38%
1950	3	0.56%
1960	5	0.94%
1970	69	12.95%
1980	167	31.33%
1990	134	25.14%
2000	125	23.45%
2004	28	5.25%
	533	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.08%
1920	5	0.10%
1930	22	0.45%
1940	32	0.65%
1950	47	0.95%
1960	77	1.56%
1970	605	12.28%
1980	1682	34.13%
1990	1292	26.22%
2000	1023	20.76%
2004	139	2.82%
	4928	

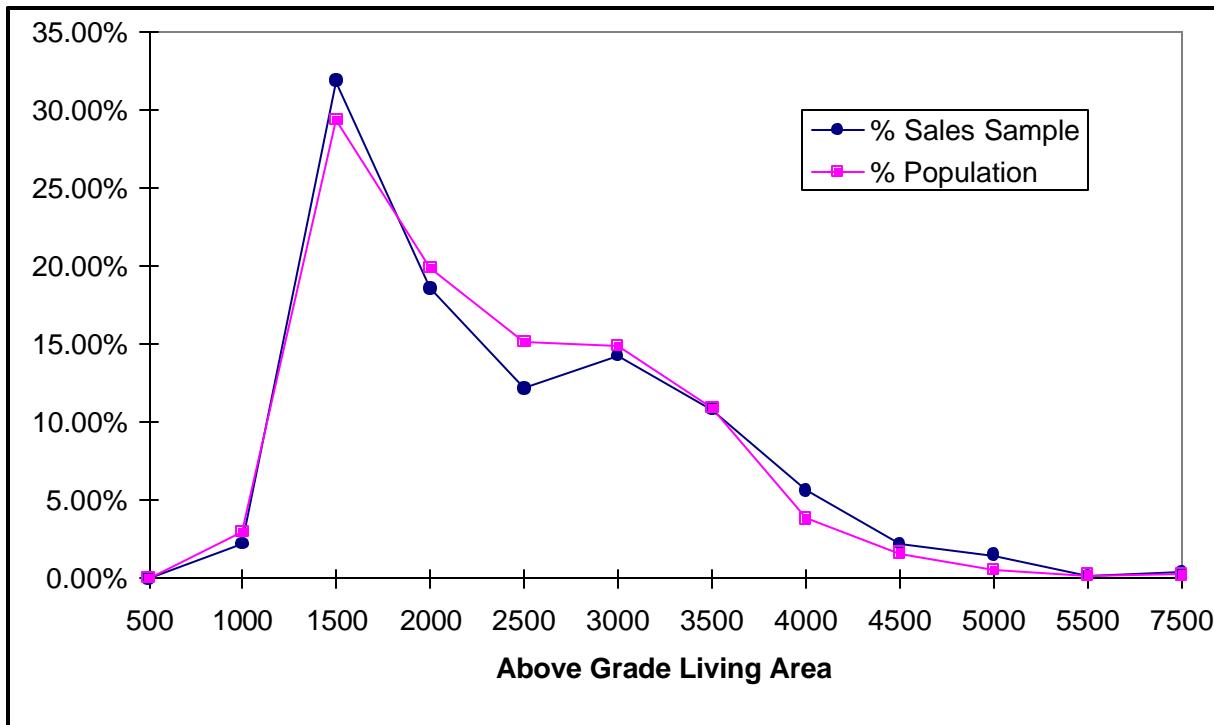


Sales of new homes built in the last ten years follows the distribution of population.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	12	2.25%
1500	170	31.89%
2000	99	18.57%
2500	65	12.20%
3000	76	14.26%
3500	58	10.88%
4000	30	5.63%
4500	12	2.25%
5000	8	1.50%
5500	1	0.19%
7500	2	0.38%
	533	

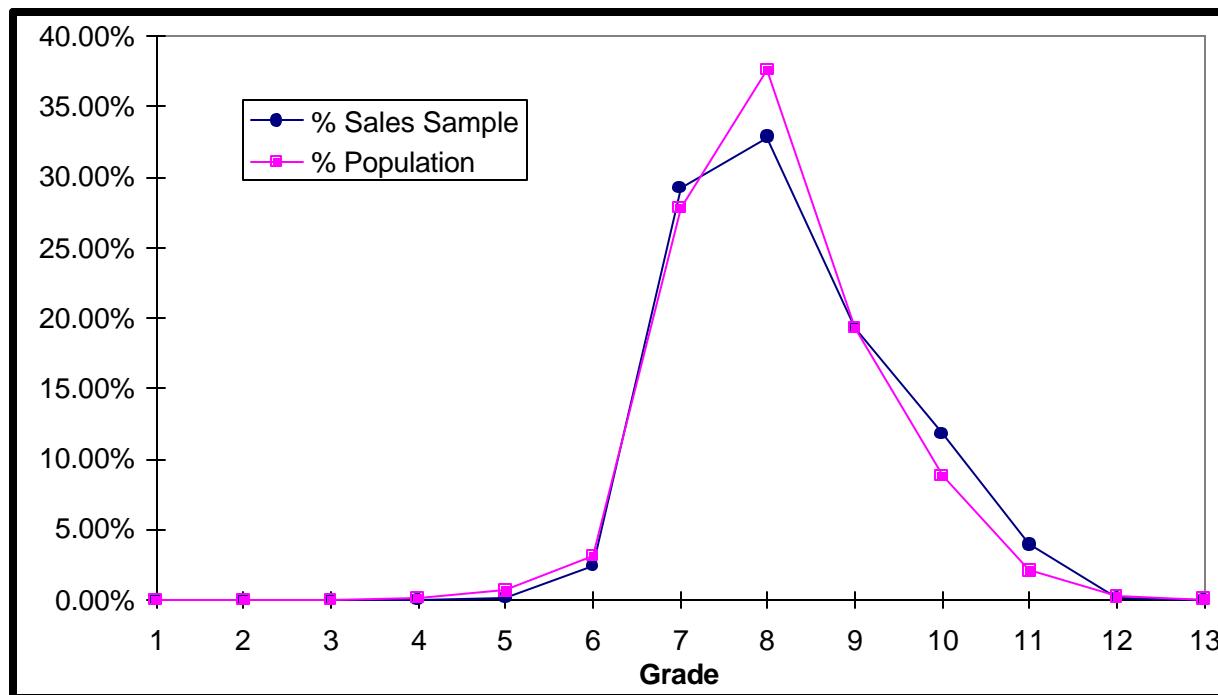
Population		
AGLA	Frequency	% Population
500	2	0.04%
1000	148	3.00%
1500	1451	29.45%
2000	982	19.93%
2500	749	15.20%
3000	735	14.92%
3500	539	10.94%
4000	190	3.86%
4500	80	1.62%
5000	26	0.53%
5500	11	0.22%
7500	14	0.28%
	4927	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

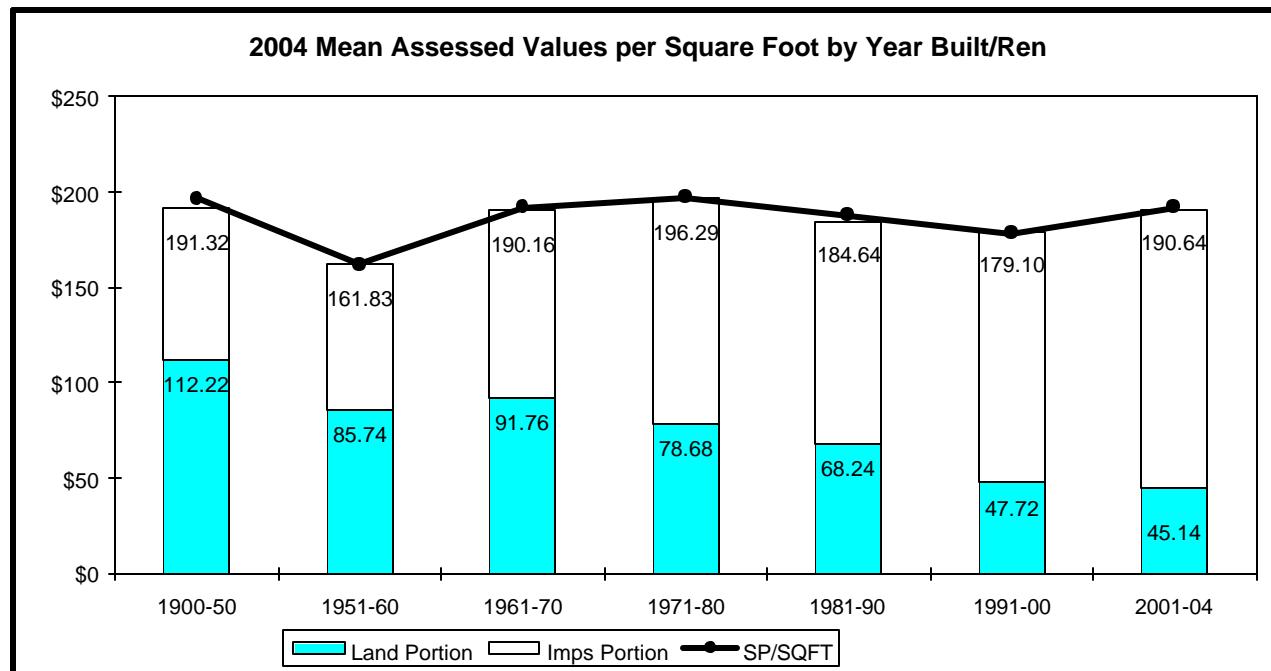
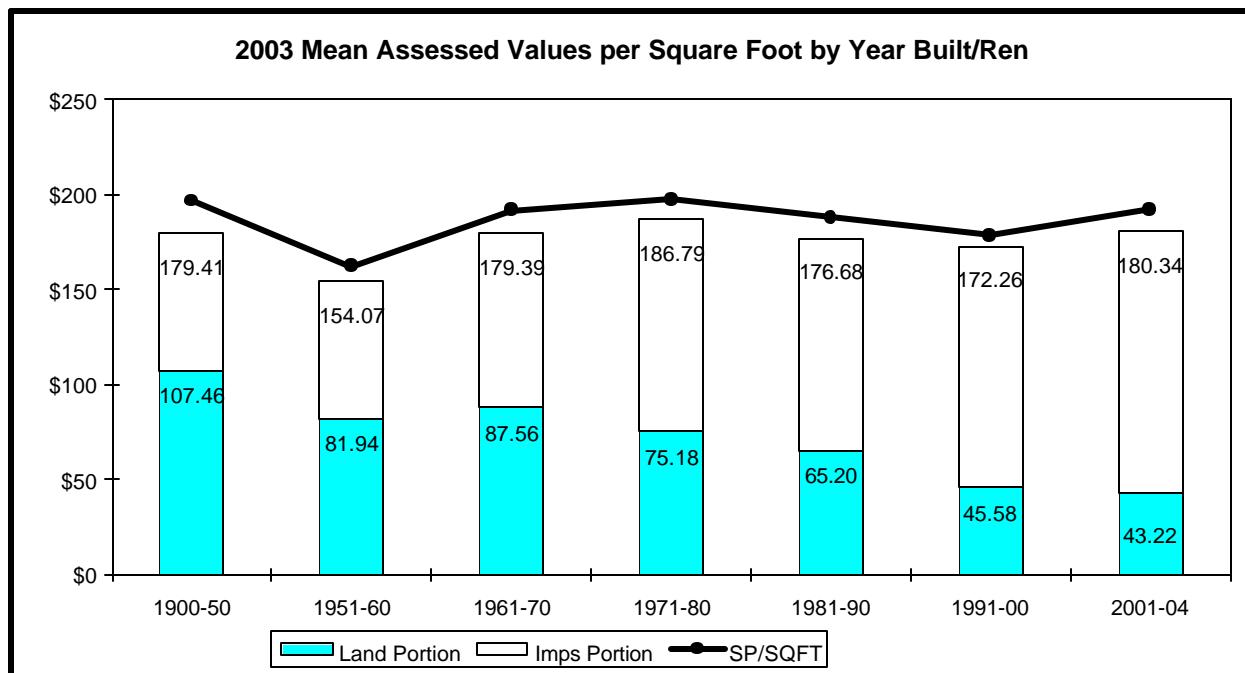
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	9	0.18%
5	1	0.19%	5	34	0.69%
6	13	2.44%	6	156	3.17%
7	156	29.27%	7	1369	27.78%
8	175	32.83%	8	1852	37.58%
9	103	19.32%	9	953	19.34%
10	63	11.82%	10	434	8.81%
11	21	3.94%	11	104	2.11%
12	1	0.19%	12	13	0.26%
13	0	0.00%	13	3	0.06%
		533			4928



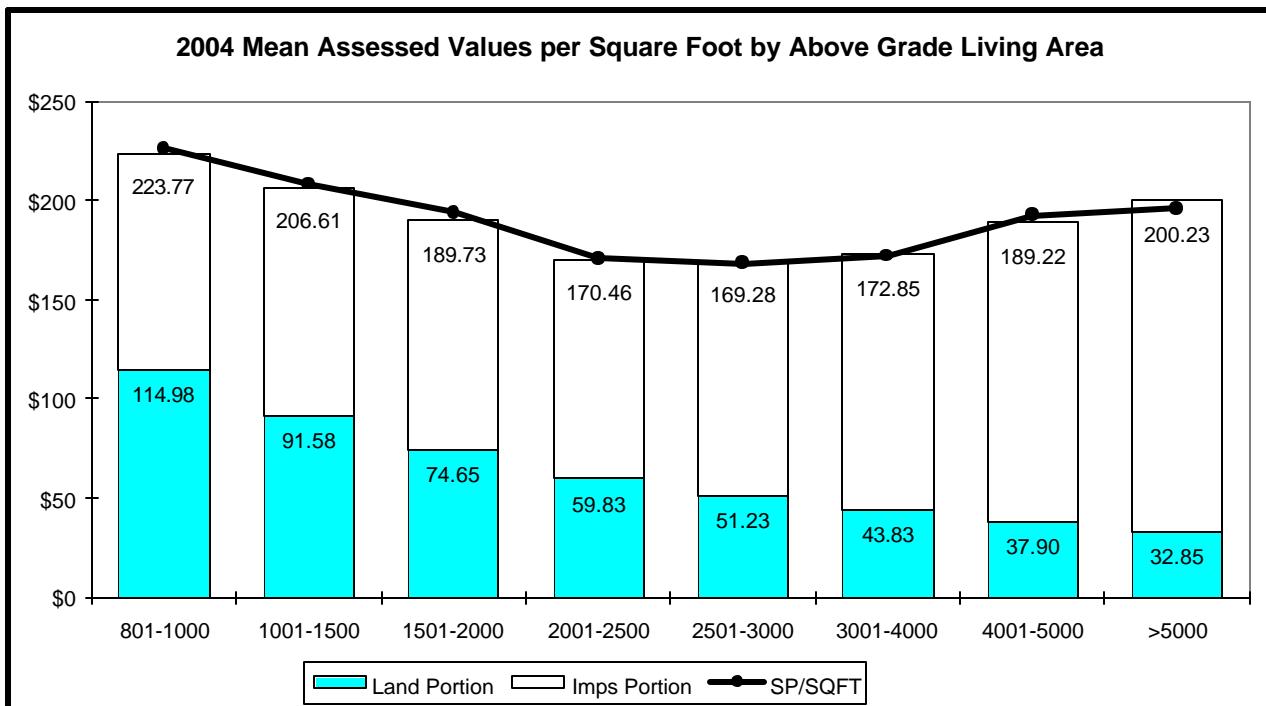
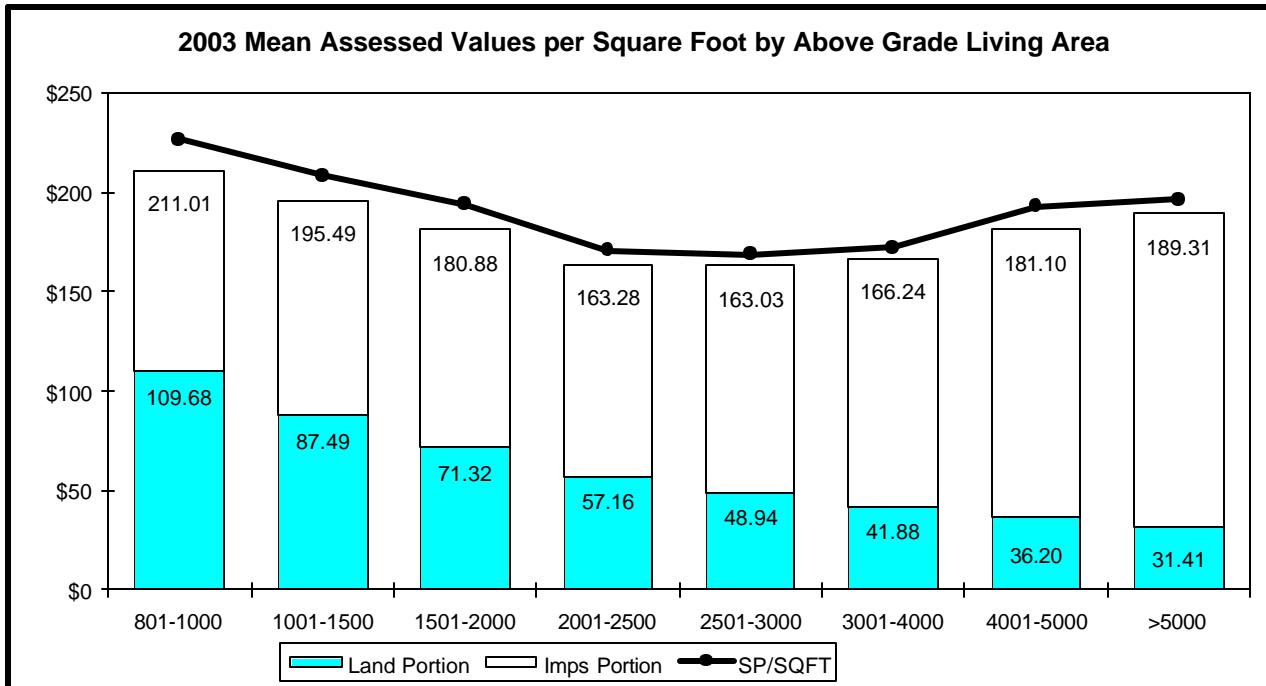
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated**



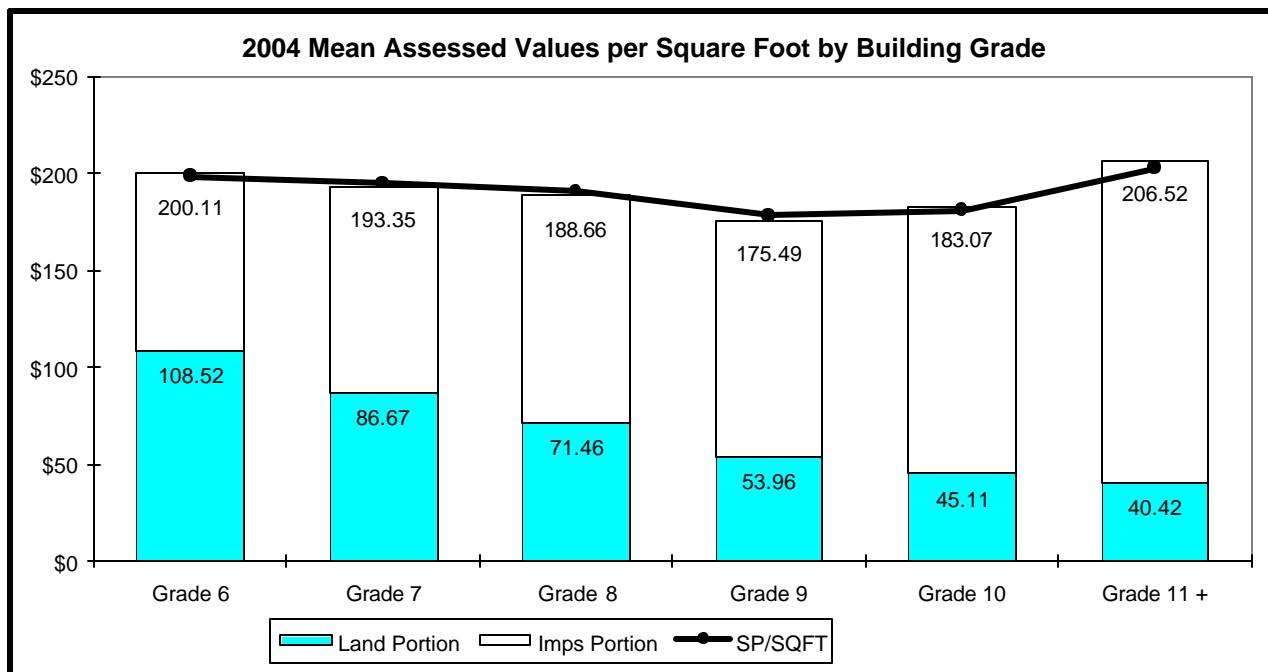
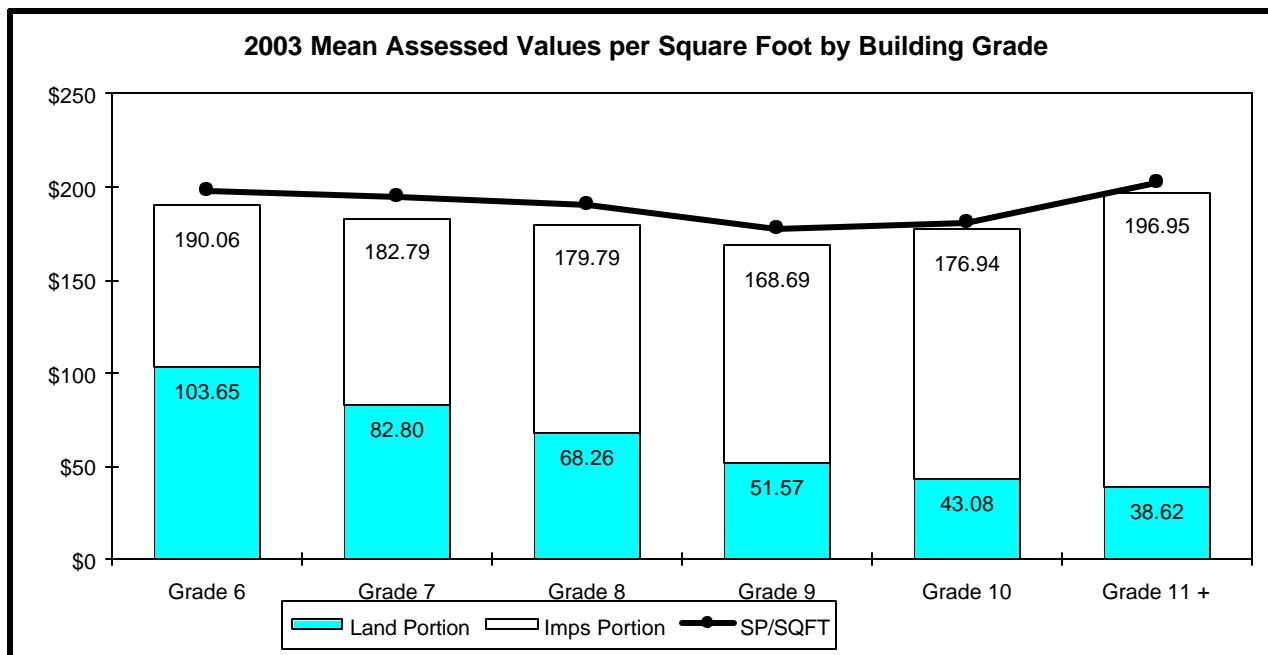
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 14 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 1.05% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 533 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Properties located in Sub Area 1 and Sub Area 2 had lower average ratios (Assessed Value/Sales price) than other properties, so, the formula adjusts these improvements upward more than others thus improving equalization.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / .9663655 - 0.02657387 \text{ if Sub Area 1} - 0.03272646 \text{ if Sub Area 2}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Model is applied to the principle building (2004 Total Value minus 2004 Land Value)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, New Total Value = 2004 Land Value + Previous Improvement Value.
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There were an insufficient number of sales(9 usable sales) making it problematic to develop adjustments to previous values. As a result, a market adjustment for mobile home values was derived based on the overall percent change. The resulting total value is calculated as follows:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} * 1.046$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 36 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

3.48%

Subarea 1	Yes
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% Adjustment	2.93%
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Subarea 2	Yes
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% Adjustment	3.63%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, Properties located in Subarea #1 would *approximately* receive a 6.41% overall upward adjustment (3.48% overall adjustment + 2.93% Subarea #1 adjustment). 30% of the population would receive this adjustment.

Properties located in Subarea #2 would *approximately* receive a 7.11% overall adjustment (3.48% overall adjustment + 3.63% Subarea #2 adjustment) 22% of the population would receive this adjustment.

48% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 36 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 99.5

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	1	0.876	0.930	6.3%	N/A	N/A
6	13	0.972	1.021	5.0%	0.965	1.078
7	156	0.937	0.990	5.7%	0.978	1.003
8	175	0.940	0.987	4.9%	0.974	0.999
9	103	0.950	0.987	4.0%	0.974	1.001
10	63	0.977	1.011	3.5%	0.994	1.028
11	21	0.961	1.009	5.0%	0.977	1.042
12	1	1.044	1.079	3.4%	N/A	N/A
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1931-1940	2	0.881	0.936	6.3%	0.872	1.000
1941-1950	3	0.937	1.002	6.9%	0.755	1.248
1951-1960	5	0.948	0.996	5.1%	0.928	1.065
1961-1970	69	0.935	0.991	6.0%	0.972	1.009
1971-1980	167	0.949	0.996	4.9%	0.983	1.009
1981-1990	134	0.946	0.987	4.3%	0.975	0.999
1991-2000	125	0.965	1.003	3.9%	0.990	1.016
>2000	28	0.938	0.990	5.6%	0.955	1.026
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	6	0.959	1.022	6.6%	0.926	1.118
Average	431	0.952	0.994	4.5%	0.987	1.001
Good	96	0.949	0.999	5.3%	0.984	1.014
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	269	0.937	0.986	5.2%	0.977	0.995
1.5	16	0.920	0.959	4.2%	0.920	0.999
2	245	0.962	1.002	4.2%	0.992	1.012
2.5	3	0.969	1.021	5.4%	0.805	1.238

Area 36 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 99.5

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

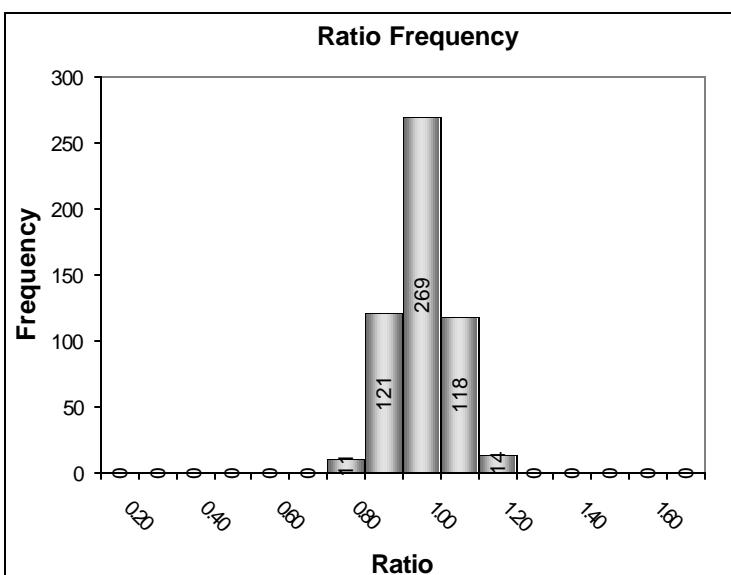
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
801-1000	12	0.932	0.989	6.0%	0.928	1.050
1001-1500	170	0.938	0.991	5.7%	0.980	1.003
1501-2000	99	0.933	0.978	4.9%	0.962	0.995
2001-2500	65	0.956	0.998	4.4%	0.978	1.017
2501-3000	76	0.967	1.004	3.8%	0.985	1.023
3001-4000	88	0.966	1.004	4.0%	0.988	1.020
4001-5000	20	0.939	0.981	4.5%	0.946	1.015
>5000	3	0.965	1.020	5.7%	0.784	1.255
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	527	0.950	0.994	4.6%	0.987	1.001
Y	6	1.008	1.042	3.4%	0.931	1.153
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	533	0.951	0.995	4.6%	0.988	1.001
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	146	0.934	0.993	6.2%	0.980	1.005
2	102	0.924	0.988	7.0%	0.972	1.004
5	204	0.965	0.997	3.4%	0.986	1.008
11	81	0.967	0.999	3.4%	0.983	1.015
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0-8000	17	0.934	0.995	6.6%	0.955	1.035
8001-12000	90	0.940	1.000	6.4%	0.985	1.015
12001-16000	46	0.930	0.989	6.4%	0.965	1.014
16001-30000	53	0.955	1.004	5.1%	0.983	1.024
30001-43559	166	0.963	1.002	4.0%	0.991	1.013
1AC-3AC	136	0.952	0.991	4.1%	0.977	1.005
3.01 AC - +	25	0.925	0.958	3.6%	0.917	0.999

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NE/TEAM 2	Lien Date: 01/01/2003	Date of Report: 3/2/2004	Sales Dates: 1/2002 - 12/2003
Area 36	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	533		
Mean Assessed Value	381,500		
Mean Sales Price	401,100		
Standard Deviation AV	162,608		
Standard Deviation SP	170,146		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.953		
Median Ratio	0.953		
Weighted Mean Ratio	0.951		
UNIFORMITY			
Lowest ratio	0.762		
Highest ratio:	1.151		
Coefficient of Dispersion	6.33%		
Standard Deviation	0.075		
Coefficient of Variation	7.90%		
Price Related Differential (PRD)	1.002		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.946		
Upper limit	0.961		
95% Confidence: Mean			
Lower limit	0.946		
Upper limit	0.959		
SAMPLE SIZE EVALUATION			
N (population size)	4928		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.075		
Recommended minimum:	9		
Actual sample size:	533		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	267		
# ratios above mean:	266		
Z:	0.043		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



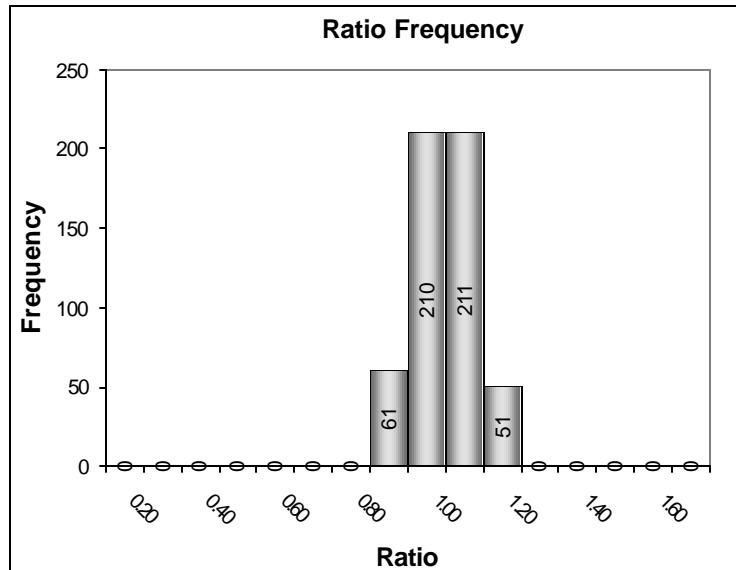
COMMENTS:

1 to 3 Unit Residences throughout area 36

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NE/TEAM 2	Lien Date: 01/01/2004	Date of Report: 3/2/2004	Sales Dates: 1/2002 - 12/2003								
Area 36	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 533</p> <p>Mean Assessed Value 399,000</p> <p>Mean Sales Price 401,100</p> <p>Standard Deviation AV 168.550</p> <p>Standard Deviation SP 170.146</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.999</p> <p>Median Ratio 0.998</p> <p>Weighted Mean Ratio 0.995</p>											
UNIFORMITY											
<p>Lowest ratio 0.808</p> <p>Highest ratio: 1.191</p> <p>Coefficient of Dispersion 6.21%</p> <p>Standard Deviation 0.077</p> <p>Coefficient of Variation 7.76%</p> <p>Price Related Differential (PRD) 1.004</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td>Lower limit</td> <td>0.990</td> </tr> <tr> <td>Upper limit</td> <td>1.009</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td>Lower limit</td> <td>0.992</td> </tr> <tr> <td>Upper limit</td> <td>1.005</td> </tr> </table>				Lower limit	0.990	Upper limit	1.009	Lower limit	0.992	Upper limit	1.005
Lower limit	0.990										
Upper limit	1.009										
Lower limit	0.992										
Upper limit	1.005										
SAMPLE SIZE EVALUATION											
<p>N (population size) 4928</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.077</p> <p>Recommended minimum: 10</p> <p>Actual sample size: 533</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>269</td> </tr> <tr> <td># ratios above mean:</td> <td>264</td> </tr> <tr> <td>z:</td> <td>0.217</td> </tr> </table> <p>Conclusion: <i>Normal*</i></p> <p>*i.e. no evidence of non-normality</p>				# ratios below mean:	269	# ratios above mean:	264	z:	0.217		
# ratios below mean:	269										
# ratios above mean:	264										
z:	0.217										



COMMENTS:

1 to 3 Unit Residences throughout area 36

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	163070	0353	8/28/02	\$201,000	1240	0	5	1935	3	39120	N	N	18620 NE WOODINVILLE-DUVALL RD
001	073750	0070	1/2/03	\$210,000	840	840	6	1970	4	11850	N	N	19319 NE 172ND ST
001	073750	0070	1/2/03	\$210,000	840	840	6	1970	4	11850	N	N	19319 NE 172ND ST
001	177590	0230	8/19/03	\$213,500	1150	0	6	1969	3	13080	N	N	15526 182ND PL NE
001	177590	0230	11/18/03	\$207,000	1150	0	6	1969	3	13080	N	N	15526 182ND PL NE
001	162870	0137	6/17/03	\$235,000	1160	0	6	1935	4	35000	N	N	17215 194TH AV NE
001	162870	0136	2/4/02	\$207,000	1160	0	6	1959	4	50104	N	N	17219 194TH AV NE
001	177111	0050	5/15/03	\$225,000	940	0	7	1969	4	10780	N	N	19711 NE 176TH PL
001	177111	0410	3/17/03	\$217,500	940	0	7	1969	3	9520	N	N	17818 198TH AV NE
001	177100	0880	6/14/03	\$214,950	940	0	7	1967	3	9558	N	N	19731 NE 158TH ST
001	177110	0250	12/19/02	\$200,000	940	0	7	1968	3	7200	N	N	17629 199TH PL NE
001	177111	0170	2/28/02	\$205,500	940	0	7	1969	3	9996	N	N	17620 197TH AV NE
001	177111	0180	7/12/02	\$191,500	940	0	7	1969	3	11845	N	N	17630 197TH AV NE
001	177111	0110	6/24/03	\$174,000	940	0	7	1969	3	12090	N	N	17618 197TH PL NE
001	177111	0380	6/20/03	\$226,900	960	0	7	1969	3	8268	N	N	17804 198TH AV NE
001	177100	0340	4/26/02	\$235,000	1000	650	7	1982	4	6900	N	N	15852 199TH AV NE
001	163070	0267	7/28/03	\$174,900	1010	540	7	1948	2	9775	N	N	18417 NE WOODINVILLE-DUVALL RD
001	177580	1250	7/18/02	\$238,000	1030	600	7	1968	3	12350	N	N	15506 181ST PL NE
001	177400	0980	2/10/03	\$215,000	1030	0	7	1968	3	10044	N	N	16534 188TH AV NE
001	177580	0030	2/26/03	\$230,550	1050	0	7	1983	3	13500	N	N	15658 185TH AV NE
001	177000	0490	8/6/03	\$238,000	1060	0	7	1977	3	16470	N	N	15523 187TH AV NE
001	177580	1060	10/23/03	\$232,200	1070	0	7	1968	4	23595	N	N	15809 182ND AV NE
001	163070	0352	8/19/02	\$240,000	1080	440	7	1987	3	15267	N	N	18601 NE 183RD ST
001	177592	0170	6/10/03	\$238,000	1090	750	7	1976	3	12916	N	N	17314 NE 156TH ST
001	177592	0310	11/1/02	\$219,950	1090	750	7	1976	3	13400	N	N	15617 173RD AV NE
001	177400	0130	9/19/02	\$259,950	1100	480	7	1968	3	10150	N	N	19033 NE 165TH PL
001	177111	0580	11/21/03	\$225,000	1100	0	7	1969	4	11297	N	N	17651 197TH AV NE
001	177580	0740	4/24/03	\$276,000	1120	520	7	1977	4	13566	N	N	18015 NE 159TH ST
001	177111	0370	5/2/03	\$237,000	1120	0	7	1970	4	8989	N	N	17803 199TH AV NE
001	952240	0200	8/15/02	\$255,000	1120	780	7	1974	4	10500	N	N	18204 NE 176TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177100	0370	2/25/03	\$205,485	1120	0	7	1968	3	16650	N	N	15845 199TH AV NE
001	177110	0360	2/5/03	\$205,000	1120	0	7	1969	4	5800	N	N	17719 199TH PL NE
001	177111	0480	4/26/02	\$200,000	1120	0	7	1969	4	9425	N	N	19670 NE 179TH ST
001	177580	0170	7/29/03	\$219,900	1150	0	7	1969	4	13920	N	N	18424 NE 156TH ST
001	177000	0030	7/21/03	\$220,000	1150	0	7	1969	3	16500	N	N	15904 187TH AV NE
001	177580	0560	1/3/03	\$160,000	1150	0	7	1969	2	18521	N	N	15917 181ST PL NE
001	177100	0560	8/27/03	\$226,000	1160	0	7	1968	3	11040	N	N	19730 NE 158TH ST
001	177100	0750	3/12/02	\$227,600	1160	0	7	1967	4	9525	N	N	15840 196TH PL NE
001	177100	0970	10/15/02	\$220,935	1160	0	7	1967	4	9600	N	N	19720 NE 156TH PL
001	177100	0850	7/22/02	\$215,000	1160	0	7	1967	3	9282	N	N	15614 197TH AV NE
001	177100	0090	5/20/03	\$217,450	1160	0	7	1967	4	9196	N	N	19625 NE 156TH PL
001	177111	0150	1/29/03	\$214,000	1160	0	7	1969	4	10815	N	N	17603 197TH PL NE
001	177100	0720	11/21/02	\$209,500	1160	0	7	1967	4	10147	N	N	15820 196TH PL NE
001	177400	0920	11/18/03	\$264,000	1170	0	7	1968	3	9375	N	N	16529 189TH AV NE
001	177580	1020	2/27/02	\$269,950	1180	350	7	1988	3	26642	N	N	18101 NE 159TH ST
001	177100	0150	8/6/03	\$210,000	1180	0	7	1968	3	8680	N	N	19731 NE 156TH PL
001	073750	0080	4/24/02	\$242,500	1180	550	7	1981	3	9920	N	N	17111 194TH AV NE
001	177110	0050	5/24/02	\$204,950	1190	0	7	1970	3	9600	N	N	19925 NE 175TH ST
001	177592	0210	2/12/03	\$199,950	1200	0	7	1971	4	9800	N	N	15616 173RD AV NE
001	177590	0070	6/25/02	\$225,000	1210	0	7	1967	3	11620	N	N	18036 NE 156TH ST
001	177100	0120	9/13/02	\$212,550	1220	0	7	1967	4	11040	N	N	19707 NE 156TH PL
001	177111	0670	7/19/02	\$208,600	1220	0	7	1969	3	8740	N	N	17603 197TH AV NE
001	177592	0230	2/7/02	\$197,000	1220	0	7	1971	4	9660	N	N	15632 173RD AV NE
001	177580	0910	1/23/03	\$213,495	1250	0	7	1968	2	13659	N	N	15605 183RD AV NE
001	177580	0200	3/28/02	\$225,000	1250	0	7	1968	4	12236	N	N	15614 184TH AV NE
001	177111	0760	11/15/02	\$201,950	1250	0	7	1969	3	9849	N	N	17515 197TH AV NE
001	177593	0090	6/23/03	\$285,000	1260	630	7	1977	3	6720	N	N	17366 NE 160TH ST
001	177580	0090	8/18/03	\$258,000	1260	650	7	1968	4	20175	N	N	15612 185TH AV NE
001	177595	0070	12/15/03	\$219,000	1280	0	7	1970	4	11000	N	N	17805 184TH AV NE
001	177592	0400	1/3/03	\$211,000	1290	0	7	1976	4	11900	N	N	17311 NE 156TH ST
001	177580	0860	10/24/03	\$290,000	1300	550	7	1977	4	12000	N	N	17910 NE 156TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
001	177111	0070	5/21/02	\$213,000	1300	0	7	1977	3	9300	N	N	19721 NE 176TH PL	
001	177000	0150	11/18/03	\$296,500	1320	650	7	1978	3	13590	N	N	18600 NE 157TH PL	
001	177111	0590	7/24/03	\$253,525	1320	0	7	1969	4	19845	N	N	17647 197TH AV NE	
001	177590	0220	3/24/03	\$253,000	1320	0	7	1979	3	13824	N	N	15521 183RD PL NE	
001	177001	0230	11/19/03	\$315,000	1330	630	7	1977	3	12350	N	N	18702 NE 161ST PL	
001	177000	0130	6/10/03	\$285,000	1330	420	7	1978	3	16748	N	N	18620 NE 157TH PL	
001	177591	0110	5/2/03	\$300,000	1330	680	7	1978	3	14400	N	N	16306 179TH PL NE	
001	177100	0170	6/12/03	\$232,000	1330	0	7	1968	4	9638	N	N	19745 NE 156TH PL	
001	177592	0010	5/30/02	\$246,000	1330	600	7	1976	3	9450	N	N	17536 NE 156TH ST	
001	177400	0360	1/27/02	\$226,500	1330	0	7	1975	4	17250	N	N	16511 191ST AV NE	
001	177580	0110	4/2/02	\$230,000	1330	500	7	1976	4	19250	N	N	15600 185TH AV NE	
001	177593	0510	4/28/03	\$285,000	1340	890	7	1981	3	10824	N	N	15982 176TH AV NE	
001	177580	0150	6/10/02	\$285,000	1340	960	7	1996	3	12400	N	N	15629 185TH AV NE	
001	177593	0500	12/2/03	\$307,950	1350	700	7	1980	3	12650	N	N	15972 176TH AV NE	
001	177593	0190	8/8/03	\$294,950	1350	1150	7	1990	3	10000	N	N	15869 174TH AV NE	
001	177111	0430	10/21/02	\$210,000	1350	0	7	1971	3	10450	N	N	17809 198TH AV NE	
001	177400	0700	3/24/03	\$256,000	1360	0	7	1968	3	10701	N	N	16526 189TH AV NE	
001	163070	0276	1/14/02	\$227,000	1370	0	7	1960	2	159865	N	N	18115 185TH AV NE	
001	177400	0010	5/22/02	\$234,500	1370	0	7	1975	3	12320	N	N	18805 NE 165TH PL	
001	177400	0600	12/4/02	\$249,000	1380	0	7	1975	3	9676	N	N	16537 190TH AV NE	
001	177592	0410	9/20/02	\$247,500	1390	0	7	1971	4	12375	N	N	17315 NE 156TH ST	
001	177400	0100	8/29/03	\$258,000	1410	0	7	1976	3	11200	N	N	19009 NE 165TH PL	
001	177591	0410	9/2/03	\$309,950	1410	810	7	1976	4	15862	N	N	16316 177TH PL NE	
001	177000	0100	7/23/02	\$252,500	1460	0	7	1977	3	17250	N	N	18617 NE 159TH ST	
001	177580	1050	5/24/02	\$269,500	1470	0	7	1977	4	15903	N	N	15817 182ND AV NE	
001	177110	0470	11/17/03	\$244,110	1490	0	7	1968	4	14260	N	N	17513 199TH AV NE	
001	177111	0600	5/23/03	\$211,500	1520	0	7	1969	4	10140	N	N	17643 197TH AV NE	
001	177100	0040	8/9/03	\$215,000	1560	0	7	1967	4	10890	N	N	15601 197TH AV NE	
001	177400	1050	11/25/02	\$250,000	1600	410	7	1975	3	10000	N	N	16716 188TH PL NE	
001	132605	9121	9/26/03	\$285,000	1660	0	7	1978	3	39400	N	N	17721 NE 156TH ST	
001	177000	0110	10/29/03	\$300,000	1690	0	7	1988	3	17250	N	N	18631 NE 159TH ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177000	0110	10/29/03	\$300,000	1690	0	7	1988	3	17250	N	N	18631 NE 159TH ST
001	177400	1060	12/23/03	\$314,000	1780	0	7	1983	4	10000	N	N	16722 188TH PL NE
001	177100	0180	3/12/03	\$224,500	1850	0	7	1967	4	9638	N	N	19753 NE 156TH PL
001	177400	0430	4/4/02	\$230,000	1880	0	7	1975	3	12825	N	N	16526 190TH AV NE
001	177001	0100	1/10/03	\$317,000	1930	800	7	1972	3	13600	N	N	15951 186TH AV NE
001	177580	1150	1/21/02	\$245,000	1070	530	8	1965	4	14300	N	N	15517 182ND PL NE
001	177593	0320	6/1/03	\$275,000	1130	370	8	1977	4	11400	N	N	17425 NE 160TH ST
001	952241	0160	5/23/02	\$275,000	1170	600	8	1977	3	35200	N	N	18217 NE 179TH ST
001	177593	0120	3/21/02	\$248,500	1170	840	8	1976	3	19500	N	N	17350 NE 160TH ST
001	177593	0240	12/18/03	\$262,950	1240	570	8	1976	3	7475	N	N	15852 174TH AV NE
001	177400	0900	7/17/03	\$329,950	1250	700	8	1981	3	9375	N	N	16541 189TH AV NE
001	952241	0150	1/8/03	\$311,000	1250	430	8	1977	3	35000	N	N	17834 182ND AV NE
001	177593	0360	7/30/03	\$272,000	1270	480	8	1978	3	11880	N	N	17501 NE 160TH ST
001	952241	0020	9/16/02	\$295,000	1300	640	8	1977	3	44302	N	N	18214 NE 179TH ST
001	613980	0400	12/18/02	\$299,500	1320	910	8	1978	3	5830	N	N	16327 197TH AV NE
001	177591	0190	1/17/03	\$228,000	1320	0	8	1979	3	11600	N	N	16217 178TH PL NE
001	177400	0910	5/1/03	\$320,000	1330	1250	8	1976	3	9250	N	N	16535 189TH AV NE
001	177400	0460	7/24/03	\$269,950	1340	0	8	1976	4	11220	N	N	16540 190TH AV NE
001	952240	0080	11/15/02	\$284,000	1370	350	8	1989	3	14490	N	N	17518 182ND AV NE
001	613980	0330	5/1/02	\$290,000	1370	1000	8	1978	3	10670	N	N	16212 197TH AV NE
001	182606	9066	2/4/03	\$349,950	1380	1060	8	1977	3	128502	N	N	16407 187TH AV NE
001	177400	1110	10/10/03	\$280,000	1390	420	8	1974	3	10866	N	N	18920 NE 168TH ST
001	613980	0110	4/8/02	\$298,950	1390	640	8	1979	3	9800	N	N	19704 NE 164TH ST
001	177400	1110	7/12/02	\$269,500	1390	420	8	1974	3	10866	N	N	18920 NE 168TH ST
001	177400	0930	8/8/02	\$272,500	1390	610	8	1975	4	9375	N	N	16523 189TH AV NE
001	613980	0060	6/20/03	\$318,950	1410	1080	8	1978	3	9600	N	N	19711 NE 165TH ST
001	613980	0050	11/5/02	\$295,000	1410	520	8	1978	3	9600	N	N	19703 NE 165TH ST
001	177595	0060	12/12/02	\$284,950	1420	300	8	1970	4	11284	N	N	17815 184TH AV NE
001	177580	0480	6/17/03	\$270,000	1450	0	8	1967	4	9310	N	N	15910 182ND PL NE
001	613980	0040	5/2/03	\$305,000	1460	460	8	1978	3	9600	N	N	19625 NE 165TH ST
001	613980	0520	12/17/02	\$295,000	1540	520	8	1979	4	9600	N	N	16011 197TH AV NE

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Area 36
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177593	0600	5/23/03	\$285,900	1570	0	8	1981	3	9775	N	N	17508 NE 160TH ST
001	177400	0830	6/26/03	\$275,000	1610	0	8	1966	3	10000	N	N	19103 NE 168TH ST
001	177580	0080	8/27/03	\$319,950	1690	0	8	1995	3	20100	N	N	15620 185TH AV NE
001	177580	0080	2/25/02	\$303,500	1690	0	8	1995	3	20100	N	N	15620 185TH AV NE
001	177000	0390	6/12/03	\$287,000	1740	0	8	1972	3	15000	N	N	15603 188TH AV NE
001	177590	0140	4/14/03	\$299,950	1760	0	8	1967	4	6875	N	N	15515 184TH PL NE
001	177550	0340	5/15/02	\$315,000	1780	0	8	1969	4	46609	N	N	19000 NE 159TH ST
001	177592	0370	10/1/02	\$285,000	1800	0	8	1984	3	7150	N	N	17253 NE 156TH CT
001	177595	0150	10/15/02	\$348,000	1840	350	8	1971	4	14359	N	N	17808 184TH AV NE
001	177400	1220	6/4/03	\$256,000	1970	0	8	1967	3	17182	N	N	19128 NE 168TH ST
001	177000	0500	11/19/03	\$309,950	1990	0	8	1966	3	16100	N	N	15515 187TH AV NE
001	177591	0380	11/21/02	\$320,000	2020	0	8	1985	3	15756	N	N	16036 177TH PL NE
001	177550	0105	7/28/02	\$352,500	2060	0	8	1977	4	43995	N	N	16213 AVONDALE RD NE
001	613980	0350	5/15/02	\$309,950	2080	0	8	1978	3	9200	N	N	16220 197TH AV NE
001	613980	0160	6/17/02	\$276,000	2280	0	8	1979	3	11040	N	N	16309 198TH AV NE
001	177590	0020	8/28/03	\$361,000	2370	0	8	1991	3	13750	N	N	15506 185TH AV NE
001	115500	0060	1/9/02	\$392,508	2510	0	8	2002	3	15048	N	N	18843 NE 155TH ST
001	177450	0010	9/13/02	\$520,000	4280	0	8	1973	3	59677	N	N	16322 AVONDALE RD NE
001	182606	9047	6/24/03	\$489,000	1880	1780	9	1974	3	138085	N	N	16214 183RD PL NE
001	675255	0150	4/18/02	\$426,000	2340	0	9	1995	3	47044	N	N	17042 183RD PL NE
001	675255	0090	1/15/02	\$460,500	2360	0	9	1994	3	43560	N	N	17007 183RD PL NE
001	177550	0370	8/12/03	\$531,000	2730	0	9	1991	3	92890	N	N	18829 NE 157TH ST
001	163070	0400	6/10/03	\$739,500	4080	0	11	1995	3	38190	N	N	18206 190TH PL NE
002	012605	9097	2/24/03	\$269,950	1110	0	6	1948	2	104544	N	N	19742 170TH AV NE
002	012605	9136	7/18/03	\$235,000	1820	0	6	1960	3	16332	N	N	18504 171ST PL NE
002	951720	0600	12/22/03	\$276,500	1080	710	7	1984	3	10373	N	N	18204 145TH CT NE
002	951720	0200	9/17/03	\$235,000	1140	0	7	1983	3	9663	N	N	18112 146TH AV NE
002	951720	0560	8/5/03	\$309,900	1180	850	7	1983	4	15012	N	N	18227 146TH AV NE
002	951720	0370	5/31/02	\$280,500	1180	780	7	1984	3	15447	N	N	14719 NE 184TH PL
002	951720	0290	8/15/03	\$307,000	1220	1080	7	1984	3	16474	N	N	18327 147TH CT NE
002	721481	0130	4/23/03	\$307,500	1240	960	7	1979	3	10120	N	N	14603 NE 178TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	721482	0060	8/11/03	\$289,950	1240	810	7	1981	3	7665	N	N	14613 NE 179TH ST
002	721482	0360	11/21/02	\$295,000	1270	870	7	1981	3	8588	N	N	14622 NE 180TH PL
002	721482	0400	9/29/03	\$295,000	1280	520	7	1979	3	7371	N	N	18007 146TH AV NE
002	012605	9119	12/18/03	\$245,000	1290	0	7	1993	3	14278	N	N	19204 168TH AV NE
002	923850	0030	10/17/02	\$308,500	1300	1100	7	1967	3	15000	N	N	15335 NE 202ND ST
002	022605	9010	12/29/03	\$269,000	1340	0	7	1944	2	65340	N	N	19322 156TH AV NE
002	721481	0540	7/26/02	\$274,950	1340	480	7	1979	3	10925	N	N	14318 NE 178TH ST
002	721481	0480	9/25/03	\$326,000	1360	940	7	1979	3	8008	N	N	14612 NE 178TH ST
002	721482	0070	8/22/03	\$310,000	1360	960	7	1981	3	15886	N	N	14621 NE 179TH ST
002	721481	0460	5/9/03	\$299,950	1360	940	7	1979	3	8000	N	N	14624 NE 178TH ST
002	721482	0090	5/23/03	\$315,000	1360	940	7	1980	4	9630	N	N	17819 147TH PL NE
002	951720	0350	4/3/03	\$303,000	1370	1000	7	1984	3	16568	N	N	18320 147TH CT NE
002	012605	9093	9/8/03	\$237,000	1380	0	7	1972	3	19040	N	N	19507 170TH AV NE
002	721482	0470	5/23/02	\$273,500	1390	510	7	1979	3	8330	N	N	17919 145TH PL NE
002	951720	0440	11/3/03	\$247,500	1410	0	7	1983	3	12038	N	N	14530 NE 184TH PL
002	721481	0500	7/24/03	\$296,000	1410	890	7	1979	3	7600	N	N	17803 146TH AV NE
002	289640	0070	12/10/03	\$232,000	1430	0	7	2003	3	2142	N	N	14333 NE 187TH PL
002	289640	0070	2/6/03	\$230,580	1430	0	7	2003	3	2142	N	N	14333 NE 187TH PL
002	289640	0140	12/2/02	\$182,500	1430	0	7	2003	3	2404	N	N	18611 143RD CT NE
002	289640	0190	11/5/02	\$182,500	1430	0	7	2003	3	2079	N	N	18711 143RD CT NE
002	022605	9120	10/23/03	\$348,000	1480	630	7	1978	3	56192	N	N	15116 NE 195TH ST
002	923850	0010	1/10/03	\$299,500	1480	860	7	1966	3	21560	N	N	15307 NE 202ND ST
002	721481	0470	6/19/03	\$282,000	1480	1010	7	1979	3	8800	N	N	14618 NE 178TH ST
002	012605	9253	6/25/03	\$309,000	1560	0	7	1987	3	37680	N	N	18511 171ST PL NE
002	289640	0400	9/3/02	\$230,580	1670	0	7	2002	3	2982	N	N	14362 NE 189TH CT
002	012605	9069	11/26/02	\$295,000	2030	0	7	1963	3	17160	N	N	20310 166TH AV NE
002	012605	9231	2/12/02	\$330,000	2120	0	7	1979	3	35031	N	N	17212 NE 195TH ST
002	923850	0460	3/20/02	\$305,000	2240	0	7	1967	3	30250	N	N	14927 NE 204TH ST
002	721482	0600	11/19/02	\$269,950	1270	860	8	1979	3	8450	N	N	14524 NE 178TH PL
002	327670	0080	6/3/02	\$300,000	1400	0	8	1971	4	21840	N	N	15207 NE 201ST ST
002	324450	0010	4/19/02	\$294,950	1450	680	8	1976	3	44808	N	N	19203 156TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	721480	0480	2/19/03	\$299,000	1460	800	8	1978	4	11900	N	N	14520 NE 174TH PL
002	951730	0180	9/5/02	\$335,000	1510	1490	8	1987	3	14960	N	N	18439 146TH AV NE
002	923850	0490	6/6/02	\$282,000	1590	0	8	1966	4	16200	N	N	20219 151ST AV NE
002	721481	0050	6/20/03	\$335,700	1620	1020	8	1980	4	8800	N	N	14308 NE 177TH CT
002	923843	0210	3/14/02	\$379,950	1640	670	8	1984	4	28147	N	N	19812 163RD AV NE
002	721480	0130	9/20/02	\$349,800	1650	880	8	1978	3	12220	N	N	14501 NE 173RD ST
002	022605	9037	10/20/03	\$415,000	1650	1510	8	1979	4	46609	N	N	15104 NE 195TH ST
002	721482	0480	12/10/03	\$328,000	1670	1380	8	1979	4	8856	N	N	17913 145TH PL NE
002	327670	0010	7/22/02	\$348,000	1690	1250	8	1974	3	20250	N	N	15360 NE 201ST ST
002	022605	9141	10/10/02	\$341,000	1690	780	8	1982	3	35312	N	N	19525 159TH PL NE
002	327670	0100	9/17/02	\$385,000	1760	1450	8	1969	3	20500	N	N	15305 NE 201ST ST
002	721480	0050	6/12/03	\$355,000	1760	970	8	1979	3	11155	N	N	14331 NE 174TH ST
002	807870	0020	9/18/03	\$320,000	1800	0	8	1976	3	72745	N	N	20337 156TH AV NE
002	923851	0120	4/5/02	\$369,950	1810	440	8	1986	3	38811	N	N	14818 NE 198TH ST
002	923848	0080	6/26/03	\$459,950	1830	800	8	1980	3	31197	N	N	14807 NE 201ST ST
002	923843	0010	2/27/03	\$391,995	1840	0	8	1983	3	39212	N	N	20340 156TH AV NE
002	951730	0130	7/10/03	\$321,960	1870	0	8	1984	3	15050	N	N	18440 146TH AV NE
002	721480	0510	9/11/03	\$388,500	1880	770	8	1978	3	11200	N	N	17426 145TH PL NE
002	956080	0490	8/10/03	\$390,000	1890	930	8	1987	3	8275	N	N	17801 149TH AV NE
002	923843	0310	4/2/03	\$368,000	1970	0	8	1982	4	71570	N	N	16119 NE 198TH ST
002	721481	0230	10/21/02	\$300,000	2020	0	8	1979	3	9282	N	N	14719 NE 177TH ST
002	956080	0290	10/7/03	\$345,000	2060	0	8	1987	3	11231	N	N	17839 151ST WY NE
002	427700	0060	8/21/03	\$475,000	2130	0	8	1996	3	36850	N	N	19180 162ND AV NE
002	721480	0490	9/9/02	\$311,500	2130	0	8	1978	3	13650	N	N	17410 145TH PL NE
002	923851	0080	8/26/03	\$350,000	2160	360	8	1986	3	34999	N	N	15008 NE 198TH ST
002	923843	0640	7/23/02	\$439,000	2270	0	8	1988	4	47794	N	N	20111 163RD AV NE
002	923843	0190	6/5/03	\$439,000	2310	0	8	1984	3	31850	N	N	16332 NE 198TH ST
002	022605	9136	8/20/02	\$449,000	2570	0	8	1984	4	44500	N	N	15517 NE 197TH PL
002	022605	9173	1/15/02	\$392,500	2650	0	8	1996	3	38638	N	N	16218 NE 195TH ST
002	812342	0020	12/10/02	\$410,000	2710	0	8	1991	3	35220	N	N	17017 NE 195TH ST
002	923843	0690	9/2/03	\$495,000	2720	0	8	1988	4	41226	N	N	16011 NE 203RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	923843	0090	6/5/03	\$427,000	2780	0	8	1988	3	35017	N	N	16116 NE 203RD PL
002	012605	9293	5/19/03	\$439,950	2930	0	8	1996	3	43331	N	N	17835 NE 205TH ST
002	427700	0050	8/12/02	\$619,500	3030	0	8	1996	3	36071	N	N	19090 162ND AV NE
002	773310	0130	7/30/03	\$540,000	3260	0	8	1998	3	30055	N	N	20107 178TH AV NE
002	012605	9292	8/13/03	\$610,000	3350	0	8	1996	3	43317	N	N	17829 NE 205TH ST
002	012605	9067	12/4/03	\$675,000	3360	0	8	1999	3	58442	N	N	20061 170th AV NE
002	012605	9308	10/24/03	\$725,000	3760	0	8	2003	3	53113	N	N	19736 166TH AV NE
002	012605	9258	12/29/03	\$639,500	3940	0	8	2003	3	284971	N	N	19120 173RD AV NE
002	721480	0390	3/18/03	\$324,000	1590	750	9	1978	4	15500	N	N	14643 NE 174TH ST
002	324450	0153	12/3/02	\$500,000	1950	1790	9	1986	3	91441	N	N	15428 NE 190TH ST
002	721480	0010	3/11/02	\$370,000	1960	1750	9	1979	3	29400	N	N	17110 143RD PL NE
002	721480	0300	11/18/02	\$343,000	1980	1020	9	1979	3	9900	N	N	17315 146TH PL NE
002	721480	0340	10/21/03	\$333,000	2180	0	9	1978	4	15370	N	N	17326 146TH PL NE
002	721480	0380	2/25/02	\$305,000	2270	0	9	1978	3	16000	N	N	14633 NE 174TH ST
002	923843	0560	7/9/02	\$412,500	2310	0	9	1984	4	43612	N	N	19817 163RD AV NE
002	721480	0560	7/9/03	\$429,000	2340	0	9	1978	4	12000	N	N	14519 NE 174TH ST
002	427700	0040	6/19/03	\$497,000	2570	0	9	1995	3	35275	N	N	19050 162ND AV NE
002	247470	0060	9/5/03	\$695,500	2760	800	9	1998	3	68389	N	N	19131 148TH AV NE
002	012605	9306	11/19/03	\$660,000	3140	0	9	2003	3	43865	N	N	20345 166TH AV NE
002	022605	9178	7/25/02	\$590,000	3290	0	9	1999	3	39974	N	N	19660 157TH PL NE
002	022605	9009	5/1/02	\$629,900	3420	0	9	1997	3	43180	N	N	19175 162ND AV NE
002	022605	9182	5/2/03	\$727,000	3620	0	9	2003	3	35850	N	N	1713 232nd AV NE
002	012605	9257	8/20/03	\$648,500	3760	0	9	2002	3	68171	N	N	19109 173RD AV NE
002	079280	0010	11/19/02	\$699,900	3670	0	10	2003	3	40569	N	N	19440 160TH AV NE
002	324450	0057	6/17/03	\$686,000	3300	0	11	2003	3	46564	N	N	14826 NE 192ND ST
002	012605	9071	8/7/02	\$670,000	3990	0	11	2001	3	54430	N	N	20310 164TH AV NE
002	803100	0030	6/25/02	\$850,000	4019	0	11	2002	3	23768	N	N	18775 163RD AV NE
002	803100	0050	1/9/03	\$949,900	4150	0	11	2003	3	22058	N	N	18875 164TH AV NE
002	022605	9096	8/5/03	\$1,250,000	4760	0	11	2001	3	67319	N	N	19171 160TH AV NE
002	803100	0070	6/5/03	\$1,148,500	4920	0	11	2003	3	33365	N	N	18975 164TH AV NE
002	803100	0040	9/15/03	\$1,065,000	5220	0	11	2003	3	24128	N	N	18825 164th AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	022605	9171	11/25/03	\$1,079,900	5630	0	11	1993	3	92492	N	N	15728 NE 193RD ST
005	172606	9094	10/10/03	\$210,450	940	0	6	1967	3	13987	N	N	15741 MINK RD NE
005	092606	9114	11/20/02	\$245,000	1320	0	6	1970	3	64904	N	N	17652 218TH AV NE
005	082606	9076	4/16/02	\$325,000	1470	0	6	1963	3	256132	N	N	16515 203RD PL NE
005	172606	9232	7/3/03	\$263,850	1650	0	6	1984	3	44866	N	N	16008 MINK RD NE
005	162606	9211	11/17/03	\$380,000	1850	0	6	1984	3	216256	N	N	14816 226TH AV NE
005	092606	9090	11/21/02	\$210,000	1090	0	7	1952	3	41400	N	N	21804 NE WOODINVILLE-DUVALL RD
005	162606	9052	5/20/02	\$307,500	1350	440	7	1977	3	45738	N	N	21918 NE 156TH ST
005	162606	9043	9/3/03	\$290,000	1380	0	7	1977	3	53143	N	N	21211 NE 154TH ST
005	162606	9189	3/26/02	\$285,000	1390	780	7	1979	3	45302	N	N	21219 NE 151ST ST
005	162606	9077	5/19/03	\$339,950	1400	730	7	1976	4	55321	N	N	21616 NE 159TH ST
005	662730	0160	10/8/03	\$340,000	1400	780	7	1981	4	35870	N	N	20118 NE 176TH ST
005	662730	0040	8/16/02	\$311,000	1400	1040	7	1981	3	38699	N	N	17605 201ST AV NE
005	662730	0020	5/12/03	\$305,000	1400	1040	7	1981	3	29004	N	N	17625 201ST AV NE
005	162870	0176	12/1/03	\$359,500	1430	670	7	1979	3	56093	N	N	19442 NE 166TH PL
005	162870	0176	2/20/02	\$315,000	1430	670	7	1979	3	56093	N	N	19442 NE 166TH PL
005	162606	9246	7/3/03	\$380,000	1440	1000	7	1989	3	35119	N	N	15113 216TH AV NE
005	782765	0010	6/17/03	\$280,000	1450	0	7	1984	4	38891	N	N	17628 218TH AV NE
005	162606	9106	11/14/03	\$265,000	1490	0	7	1987	3	39265	N	N	16201 216TH AV NE
005	662730	0140	6/25/02	\$287,500	1510	0	7	1981	3	36200	N	N	20137 NE 176TH ST
005	092606	9165	11/12/03	\$270,000	1510	0	7	1984	3	37569	N	N	18219 228TH AV NE
005	172606	9104	8/27/03	\$354,000	1520	1000	7	1961	3	69696	N	N	16060 MINK RD NE
005	162606	9024	10/10/03	\$270,000	1520	0	7	1977	3	51400	N	N	21210 NE 156TH ST
005	082606	9015	2/27/02	\$325,000	1530	440	7	1985	3	49222	N	N	20640 NE 169TH PL
005	951670	0020	7/11/02	\$281,500	1620	0	7	1985	3	29272	N	N	20403 NE 176TH PL
005	082606	9067	12/26/03	\$234,000	1620	0	7	1952	3	81457	N	N	20415 NE WOODINVILLE-DUVALL RD
005	162606	9245	1/3/02	\$300,000	1730	0	7	1989	3	35119	N	N	15207 216TH AV NE
005	042606	9022	11/4/03	\$400,000	1740	0	7	1978	3	179902	N	N	21313 NE 196TH ST
005	162870	0180	6/6/03	\$385,000	1780	1560	7	1964	3	85377	N	N	19610 NE 169TH ST
005	172606	9213	5/30/02	\$335,000	1790	0	7	1985	3	41993	N	N	19946 NE 154TH ST
005	032606	9088	5/5/03	\$339,000	1850	0	7	1978	3	125017	N	N	18614 228TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	082606	9111	10/13/03	\$350,000	1920	0	7	1966	3	47916	N	N	16621 MINK RD NE
005	162606	9074	6/25/02	\$300,000	1930	0	7	1989	3	47044	N	N	21710 NE 156TH ST
005	172606	9111	5/13/02	\$320,000	2020	0	7	1988	4	40736	N	N	15304 199TH AV NE
005	162606	9092	8/13/02	\$325,000	2190	0	7	1988	3	43560	N	N	15702 216TH AV NE
005	102606	9052	7/25/02	\$350,000	2350	220	7	1986	3	43560	N	N	17801 228TH PL NE
005	172606	9192	12/11/02	\$350,000	2720	0	7	1984	3	34412	N	N	15936 MINK RD NE
005	082606	9204	8/26/03	\$469,000	2810	990	7	1986	3	97574	N	N	17644 202ND PL NE
005	102606	9112	3/31/03	\$250,000	1240	770	8	1980	3	34650	N	N	18002 230TH AV NE
005	152606	9088	6/11/03	\$337,000	1290	910	8	1978	3	69260	N	N	22809 NE 152ND PL
005	162606	9142	8/20/03	\$316,250	1320	800	8	1978	4	36423	N	N	21823 NE 161ST ST
005	162606	9046	3/26/02	\$300,000	1320	890	8	1978	3	41459	N	N	21805 NE 161ST ST
005	082606	9166	6/14/02	\$382,500	1330	1340	8	1977	4	92347	N	N	16721 199TH PL NE
005	102606	9024	7/3/03	\$343,275	1350	390	8	1978	3	58806	N	N	23022 NE WOODINVILLE-DUVALL RD
005	162606	9066	7/21/03	\$359,000	1350	820	8	1978	3	50094	N	N	15403 221ST AV NE
005	162606	9173	11/14/03	\$350,500	1380	800	8	1979	3	45302	N	N	21923 NE 154TH ST
005	162606	9168	4/18/03	\$325,000	1390	840	8	1979	3	54014	N	N	14816 223RD AV NE
005	102606	9113	12/17/03	\$324,000	1390	840	8	1980	3	44431	N	N	17219 232ND AV NE
005	162606	9148	10/29/02	\$295,000	1390	1010	8	1978	3	54450	N	N	21705 NE 150TH ST
005	172606	9151	7/17/03	\$531,750	1400	1300	8	1979	3	214315	N	N	15123 206TH AV NE
005	951670	0160	2/19/03	\$315,000	1420	390	8	1984	4	35061	N	N	20528 NE 179TH ST
005	951670	0200	6/7/02	\$315,000	1440	390	8	1984	3	69236	N	N	17733 205TH AV NE
005	082606	9077	2/28/03	\$375,000	1560	660	8	1982	3	100623	N	N	16716 203RD PL NE
005	082606	9189	2/19/03	\$369,950	1570	740	8	1981	3	51836	N	N	16915 MINK RD NE
005	152606	9087	12/8/03	\$385,000	1590	990	8	1978	4	69260	N	N	22829 NE 152ND PL
005	162870	0191	12/4/03	\$361,000	1700	670	8	1977	3	41719	N	N	17226 195TH PL NE
005	172606	9217	12/3/03	\$410,000	1720	590	8	1987	4	61161	N	N	15704 208TH AV NE
005	092606	9158	10/29/03	\$455,000	1770	800	8	1978	3	174240	N	N	18019 214TH AV NE
005	714600	0060	12/2/02	\$380,000	1870	700	8	1997	3	61855	N	N	21819 NE WOODINVILLE-DUVALL RD
005	162870	0192	7/11/02	\$310,000	1960	0	8	1977	3	35949	N	N	17232 195TH PL NE
005	092606	9146	7/9/03	\$360,000	2000	0	8	1978	4	34740	N	N	21721 NE 176TH PL
005	062620	0220	7/16/02	\$360,000	2010	0	8	1984	3	35906	N	N	20217 NE 163RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	102606	9100	7/12/02	\$305,000	2050	0	8	1978	3	47916	N	N	17528 228TH PL NE
005	062620	0110	9/25/03	\$355,000	2070	0	8	1984	3	35160	N	N	16410 202ND AV NE
005	062620	0250	6/5/03	\$349,000	2080	0	8	1984	3	35002	N	N	20247 NE 163RD ST
005	062620	0020	3/18/03	\$320,000	2100	0	8	1984	3	33418	N	N	20238 NE 164TH PL
005	062620	0140	5/20/03	\$400,000	2120	0	8	1984	3	35252	N	N	16405 202ND AV NE
005	062620	0060	8/30/03	\$375,000	2140	0	8	1984	3	33245	N	N	20252 NE 163RD ST
005	062620	0070	8/13/03	\$339,000	2150	0	8	1984	3	35000	N	N	20234 NE 163RD ST
005	062620	0210	9/20/02	\$410,000	2170	0	8	1984	3	35006	N	N	20207 NE 163RD ST
005	082606	9206	7/18/03	\$435,000	2270	0	8	1990	4	76665	N	N	17659 202ND PL NE
005	172606	9262	3/24/03	\$350,000	2310	0	8	1986	3	42436	N	N	14910 206TH AV NE
005	032606	9053	8/22/02	\$393,500	2310	1150	8	1992	3	105415	N	N	24315 NE 188TH ST
005	162606	9254	10/25/02	\$380,000	2360	0	8	1997	3	56740	N	N	16235 216TH AV NE
005	172606	9216	1/26/03	\$364,000	2390	0	8	1984	3	51520	N	N	15610 208TH AV NE
005	082606	9223	7/11/03	\$424,900	2400	0	8	1998	3	44431	N	N	16611 201ST PL NE
005	102606	9077	6/19/02	\$397,000	2530	0	8	1990	3	54024	N	N	18415 236TH AV NE
005	092606	9143	9/27/02	\$335,000	2700	0	8	1978	3	38490	N	N	21703 NE 176TH PL
005	032606	9159	2/15/02	\$419,000	2830	0	8	1999	3	46708	N	N	23417 NE 188TH ST
005	082606	9083	9/13/02	\$572,000	2910	0	8	1984	4	143800	N	N	20214 NE 168TH PL
005	092606	9073	9/30/03	\$387,000	2940	0	8	1986	3	162478	N	N	17416 214TH AV NE
005	172606	9026	6/13/02	\$518,000	2970	400	8	1993	3	87197	N	N	16407 199TH CT NE
005	032606	9015	10/3/02	\$509,500	3030	0	8	1987	4	216928	N	N	18516 236TH AV NE
005	162606	9081	6/20/03	\$494,950	3100	0	8	1980	3	110206	N	N	14704 223RD AV NE
005	172606	9088	1/8/02	\$460,000	3230	0	8	1981	4	51836	N	N	19909 NE 151ST PL
005	042606	9114	10/31/03	\$627,500	3770	0	8	1996	3	101059	N	N	21925 NE 187TH ST
005	162870	0175	3/21/02	\$446,000	1890	700	9	1978	3	83328	N	N	19424 NE 166TH PL
005	082606	9212	3/28/03	\$474,000	2000	710	9	1989	3	40075	N	N	17135 205TH AV NE
005	222606	9048	11/19/03	\$508,000	2100	0	9	1987	3	228634	N	N	13925 238TH AV NE
005	405470	0310	6/7/02	\$402,000	2180	0	9	1998	3	35976	N	N	23433 NE 140TH ST
005	554400	0080	7/22/03	\$371,600	2260	0	9	1996	3	35379	N	N	17319 213TH AV NE
005	152606	9132	7/25/03	\$425,000	2310	0	9	1996	3	44906	N	N	15014 232ND AV NE
005	082606	9236	10/21/02	\$430,000	2320	0	9	1993	3	35337	N	N	20109 NE WOODINVILLE-DUVALL RD

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	554400	0010	2/26/02	\$365,000	2420	0	9	1996	3	49222	N	N	17308 213TH AV NE
005	429870	0030	3/31/03	\$444,000	2500	0	9	1996	3	29484	N	N	21730 NE 181ST PL
005	082606	9208	9/17/02	\$439,950	2500	0	9	1987	3	76665	N	N	16626 203RD PL NE
005	152606	9029	7/25/03	\$525,000	2530	0	9	1990	3	210394	N	N	15423 232ND AV NE
005	520100	0010	5/20/02	\$408,000	2550	0	9	1994	3	27974	N	N	21420 NE 151ST ST
005	429870	0070	10/7/02	\$460,000	2570	0	9	1997	3	61855	N	N	21741 NE 181ST PL
005	405471	0030	1/31/02	\$419,950	2580	0	9	1998	3	26525	N	N	13839 233RD CT NE
005	429810	0400	3/6/02	\$435,000	2590	0	9	1996	3	33602	N	N	21309 NE 186TH ST
005	405471	0190	2/21/02	\$453,000	2620	0	9	1998	3	51354	N	N	23337 NE 138TH WY
005	172606	9135	10/7/03	\$358,000	2620	0	9	1978	3	54885	N	N	20531 NE 164TH ST
005	324950	0060	8/8/02	\$435,000	2630	0	9	1993	3	36489	N	N	16909 237TH PL NE
005	405472	0290	7/24/02	\$451,000	2650	0	9	1998	3	50765	N	N	23000 NE 144TH ST
005	405472	0240	11/7/02	\$437,000	2650	0	9	1998	3	32863	N	N	14217 229TH AV NE
005	405472	0150	2/26/03	\$422,000	2650	0	9	1998	3	47214	N	N	14344 231ST CT NE
005	092606	9149	7/8/03	\$400,000	2660	0	9	1991	3	82025	N	N	18325 214TH AV NE
005	092606	9077	2/19/03	\$625,000	2670	1430	9	2000	3	46379	N	N	17524 214TH AV NE
005	092606	9077	4/24/03	\$615,000	2670	1430	9	2000	3	46379	N	N	17524 214TH AV NE
005	405470	0110	1/24/03	\$435,000	2730	0	9	1997	3	49757	N	N	14132 235TH CT NE
005	429810	0070	7/10/02	\$459,900	2740	0	9	1993	3	43101	N	N	18808 215TH WY NE
005	082606	9228	8/21/03	\$474,950	2780	0	9	1991	3	57063	N	N	21011 NE 169TH ST
005	429870	0010	7/28/03	\$465,000	2870	0	9	1996	3	30816	N	N	21750 NE 181ST PL
005	092606	9202	7/25/03	\$489,000	2920	0	9	1998	3	41221	N	N	17911 218TH AV NE
005	172606	9199	9/25/03	\$419,000	2960	0	9	1986	3	40206	N	N	19723 NE 150TH PL
005	092606	9081	9/1/03	\$502,500	3000	0	9	1999	3	56954	N	N	17513 214th AV NE
005	092606	9081	9/1/03	\$502,500	3000	0	9	1999	3	56954	N	N	17513 214th AV NE
005	102606	9079	10/28/03	\$450,000	3090	0	9	1978	3	216493	N	N	18220 232ND AV NE
005	405470	0100	6/13/02	\$489,000	3130	0	9	1997	3	36854	N	N	14133 235TH CT NE
005	429810	0370	6/17/03	\$547,500	3170	0	9	1997	3	29684	N	N	21221 NE 186TH ST
005	405472	0080	8/8/03	\$515,000	3230	0	9	1996	3	43206	N	N	23207 NE 142ND PL
005	405472	0050	6/28/03	\$498,000	3290	0	9	1998	3	24158	N	N	23303 NE 142ND PL
005	405470	0170	5/22/03	\$499,500	3290	0	9	1998	3	31444	N	N	23510 NE 140TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	405472	0060	2/20/03	\$489,000	3290	0	9	1998	3	35302	N	N	23231 NE 142ND PL
005	405470	0220	2/5/02	\$480,000	3310	0	9	1998	3	38920	N	N	23223 NE 141ST PL
005	429810	0320	8/19/02	\$555,000	3370	0	9	1995	3	27757	N	N	18804 213TH AV NE
005	052606	9046	12/13/02	\$541,000	3370	930	9	1977	3	257004	N	N	19026 201ST AV NE
005	324950	0210	11/26/03	\$569,950	3390	0	9	1997	3	44766	N	N	23735 NE 170TH ST
005	729890	0060	12/11/02	\$552,000	3560	0	9	1997	3	30021	N	N	15032 225TH AV NE
005	729890	0210	7/17/02	\$585,000	3570	0	9	1998	3	34980	N	N	15025 225TH AV NE
005	032606	9089	9/11/03	\$775,000	3870	0	9	2001	3	207781	N	N	19113 244TH AV NE
005	032606	9103	9/20/02	\$600,000	4000	0	9	1991	3	81457	N	N	22821 NE 189TH ST
005	042606	9108	10/7/02	\$715,000	4120	0	9	1996	3	180401	N	N	19917 216TH AV NE
005	042606	9052	10/28/03	\$609,000	4310	0	9	1988	3	217800	N	N	22515 NE 202ND ST
005	029380	0370	1/18/02	\$607,500	4560	0	9	1993	3	56236	N	N	19720 223RD AV NE
005	757491	0120	3/12/02	\$615,000	2260	1160	10	1993	3	34736	Y	N	22426 NE 166TH ST
005	082606	9224	9/9/03	\$425,000	2330	0	10	1985	3	44431	N	N	16605 201ST PL NE
005	162870	0185	10/23/03	\$475,000	2600	0	10	1979	3	88017	N	N	19440 NE 169TH PL
005	757491	0920	8/18/03	\$630,000	2720	0	10	1993	3	47354	N	N	22325 NE 160TH PL
005	757491	1170	10/3/02	\$560,000	2860	0	10	1991	3	41327	N	N	16705 226TH AV NE
005	140070	0030	5/21/03	\$625,000	2870	880	10	1993	3	36135	N	N	16700 198TH AV NE
005	757491	0210	8/6/03	\$575,000	2870	0	10	1992	3	29966	N	N	16027 223RD AV NE
005	029380	0110	8/7/02	\$519,950	2870	0	10	1992	3	32068	N	N	18710 222ND WY NE
005	104120	0050	8/11/03	\$529,900	2890	0	10	1995	3	45507	N	N	21416 NE 146TH PL
005	757491	0220	7/22/03	\$600,000	2920	0	10	1995	3	32219	N	N	16015 223RD AV NE
005	082606	9186	6/18/03	\$529,000	2960	480	10	1979	4	30492	N	N	20639 NE 169TH PL
005	029380	0010	11/25/02	\$539,950	2980	0	10	1993	3	33052	N	N	22209 NE 187TH ST
005	757491	0270	3/20/02	\$529,950	2980	0	10	1998	3	27066	N	N	22203 NE 156TH PL
005	662610	0070	10/15/03	\$528,000	3060	0	10	1992	3	26199	Y	N	20023 NE 190TH CT
005	757490	0150	10/14/02	\$618,000	3070	0	10	1991	3	32634	N	N	22612 NE 169TH ST
005	092606	9198	11/7/02	\$592,000	3110	0	10	2002	3	31774	N	N	18028 218TH AV NE
005	757491	0140	8/21/02	\$619,500	3120	0	10	1993	3	26033	N	N	22402 NE 166TH ST
005	029380	0260	8/15/02	\$567,900	3120	0	10	1993	3	42289	N	N	22232 NE 192ND ST
005	757490	0180	1/14/03	\$575,000	3120	0	10	1991	3	30382	N	N	16901 226TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	029380	0480	3/7/03	\$534,000	3120	0	10	1995	3	35737	N	N	19710 222ND AV NE
005	757491	0020	5/19/03	\$629,950	3160	0	10	1991	3	31257	N	N	22012 NE 168TH CT
005	757491	0530	6/5/03	\$590,000	3160	0	10	1992	3	40938	N	N	16402 SAYBROOK DR NE
005	140070	0050	8/6/03	\$550,000	3200	0	10	1991	3	35910	N	N	16804 198TH AV NE
005	757490	0080	9/3/03	\$639,000	3210	0	10	1991	3	37804	N	N	16625 227TH AV NE
005	029380	0920	7/2/03	\$545,000	3220	0	10	1992	3	37106	N	N	18729 222ND WY NE
005	104120	0070	4/23/03	\$575,000	3320	0	10	1996	3	57499	N	N	21402 NE 146TH PL
005	757491	0650	2/26/03	\$570,000	3320	0	10	1991	3	38032	N	N	22617 NE 166TH ST
005	029370	0140	6/4/03	\$555,000	3350	0	10	1995	3	24909	N	N	20320 217TH AV NE
005	102606	9164	6/23/03	\$630,000	3370	0	10	1999	3	101467	N	N	16708 237TH AV NE
005	029380	0250	10/11/02	\$559,500	3390	0	10	1993	3	47126	N	N	22231 NE 192ND ST
005	102606	9166	2/22/02	\$610,000	3400	0	10	1998	3	88210	N	N	23785 NE 168TH ST
005	029380	0510	7/8/02	\$575,000	3410	0	10	1994	3	38259	N	N	19711 222ND AV NE
005	662610	0090	5/20/03	\$531,250	3410	0	10	1998	3	35007	Y	N	20031 NE 190TH CT
005	757491	0970	1/1/03	\$589,000	3430	0	10	1992	3	38849	N	N	16220 224TH AV NE
005	062640	0030	10/8/03	\$498,888	3440	0	10	1989	3	18462	N	N	19948 NE 155TH ST
005	092606	9197	9/9/02	\$634,950	3470	0	10	2002	3	31541	N	N	18204 218TH AV NE
005	757491	0460	2/14/02	\$632,000	3470	0	10	1997	3	35409	N	N	15824 SAYBROOK DR NE
005	052606	9063	5/2/02	\$640,000	3520	0	10	1998	3	94089	N	N	19032 203RD PL NE
005	052606	9063	11/3/03	\$640,000	3520	0	10	1998	3	94089	N	N	19032 203RD PL NE
005	140070	0150	9/23/03	\$560,000	3550	0	10	1991	3	35689	N	N	19721 NE 169TH ST
005	029370	0020	8/19/03	\$582,500	3560	0	10	1994	3	27491	N	N	20100 218TH AV NE
005	757491	0950	5/13/03	\$645,950	3580	0	10	1992	3	35175	N	N	16018 224TH AV NE
005	757491	1070	2/13/03	\$699,950	3620	0	10	1993	3	39150	N	N	16020 223RD AV NE
005	032606	9044	8/6/02	\$827,000	3690	0	10	2002	3	207781	N	N	18917 244TH AV NE
005	029370	0220	4/5/02	\$580,000	3720	0	10	1996	3	20894	N	N	21734 NE 201ST CT
005	052606	9045	8/11/03	\$808,500	3733	0	10	2000	3	261360	N	N	19011 203RD PL NE
005	029370	0070	8/19/02	\$589,900	3770	0	10	1996	3	27664	N	N	21830 NE 203RD PL
005	757491	0610	7/31/03	\$625,000	3770	0	10	1991	3	37251	N	N	22504 NE 165TH CT
005	757491	1050	8/26/02	\$616,000	3840	0	10	1992	3	37798	N	N	22320 NE 160TH PL
005	029370	0050	8/29/02	\$585,000	3850	0	10	1994	3	23549	N	N	20130 218TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	757491	0440	6/17/02	\$690,000	3890	0	10	1997	3	40052	N	N	15802 SAYBROOK DR NE
005	029371	0060	6/27/03	\$705,000	3950	0	10	1999	3	68655	N	N	21731 NE 201ST CT
005	029380	0530	9/4/02	\$775,000	4130	0	10	1995	3	37752	N	N	19609 222ND AV NE
005	029380	0340	6/24/02	\$780,000	4150	0	10	1997	3	64903	N	N	19502 223RD AV NE
005	092606	9199	6/28/02	\$799,950	4230	0	10	2002	3	84070	N	N	18210 218TH AV NE
005	092606	9049	7/24/02	\$992,500	4840	0	10	2000	3	290980	N	N	18433 222ND WY NE
005	757491	0040	4/1/03	\$545,000	2720	0	11	1992	3	33171	N	N	22007 NE 168TH CT
005	757491	1180	9/24/03	\$642,500	3200	0	11	1991	3	44498	N	N	16711 226TH AV NE
005	757491	1243	2/13/03	\$635,000	3450	0	11	1998	3	37643	N	N	22219 NE 159TH ST
005	757491	0870	1/14/03	\$650,000	3510	0	11	1994	3	48684	N	N	15704 223RD AV NE
005	757491	0550	7/11/02	\$705,000	3740	0	11	1992	3	30622	N	N	16428 SAYBROOK DR NE
005	029380	0660	8/15/03	\$697,500	3860	0	11	1995	3	97757	N	N	19919 218TH AV NE
005	757491	1120	5/12/03	\$755,000	4080	0	11	1991	3	37404	N	N	16612 226TH AV NE
005	102606	9094	2/14/02	\$839,950	4110	0	11	2001	3	202989	N	N	18311 244TH AV NE
005	222606	9028	4/17/03	\$910,500	4540	0	11	2002	3	48481	N	N	14021 237TH PL NE
005	092606	9107	7/18/02	\$960,235	4610	0	11	2002	3	225205	N	N	22624 NE OLD WOODINVILLE-DUVALL RD
005	162606	9063	6/11/02	\$1,200,000	4760	0	11	2001	3	209523	N	N	21417 NE 149TH ST
005	029380	0790	10/28/02	\$905,000	4870	0	11	1991	3	112732	N	N	19301 218TH PL NE
005	152606	9025	1/16/03	\$1,100,000	5710	0	12	1988	3	87120	Y	N	23435 NE 156TH PL
011	242610	0150	11/25/02	\$265,000	1190	810	8	1978	4	31546	N	N	18426 186TH PL NE
011	721470	0740	6/7/02	\$329,950	1280	960	8	1976	4	36708	N	N	18310 194TH AV NE
011	721473	0020	10/24/03	\$270,000	1350	520	8	1978	3	50094	N	N	17537 194TH AV NE
011	721471	0590	5/10/02	\$269,950	1360	940	8	1979	3	39309	N	N	19525 200TH AV NE
011	177420	0110	7/25/03	\$332,000	1370	870	8	1975	4	32438	N	N	18221 NE 189TH ST
011	721471	0390	3/3/03	\$335,000	1480	600	8	1978	3	36615	N	N	19308 200TH AV NE
011	721471	0710	7/2/02	\$321,500	1540	750	8	1977	3	47474	N	N	19417 NE 195TH ST
011	721471	0150	8/19/03	\$350,000	1570	800	8	1976	3	38098	N	N	18716 198TH AV NE
011	721470	0480	12/16/03	\$362,500	1600	780	8	1977	4	36975	N	N	18221 199TH PL NE
011	721470	0480	7/31/03	\$338,900	1600	780	8	1977	4	36975	N	N	18221 199TH PL NE
011	721470	0160	7/29/03	\$358,000	1620	860	8	1976	3	45302	N	N	19721 NE 181ST ST
011	721471	1190	8/25/03	\$349,800	1690	970	8	1978	3	32458	N	N	18909 197TH AV NE

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011	177422	0050	8/4/03	\$314,950	1720	420	8	1978	3	36763	N	N	18219 NE 196TH ST
011	769547	0150	3/14/03	\$349,950	1730	0	8	1985	3	36053	N	N	18736 189TH AV NE
011	721470	0170	10/10/03	\$306,000	1740	470	8	1977	4	38628	N	N	19907 NE 181ST ST
011	721471	1180	4/8/02	\$372,500	1820	1290	8	1978	3	32625	N	N	18923 197TH AV NE
011	721470	0080	9/11/03	\$339,500	1850	990	8	1976	4	37600	N	N	19408 NE 179TH ST
011	177421	0040	7/25/02	\$333,000	1880	1050	8	1976	3	35100	N	N	18207 NE 191ST ST
011	177421	0400	6/5/03	\$375,950	1900	1060	8	1977	4	36227	N	N	19417 181ST AV NE
011	721470	0110	6/26/02	\$335,000	1900	150	8	1976	3	36186	N	N	19505 NE 181ST ST
011	177421	0480	8/12/02	\$309,900	1900	1050	8	1977	4	37771	N	N	19007 181ST AV NE
011	177422	0350	7/22/02	\$312,500	1930	440	8	1978	3	38639	N	N	18121 NE 197TH PL
011	721470	0020	12/23/02	\$322,500	2000	0	8	1976	3	38192	N	N	17622 194TH AV NE
011	721472	0070	9/19/02	\$380,000	2040	0	8	1983	3	161607	N	N	20018 194TH AV NE
011	177420	0340	3/19/02	\$319,950	2040	0	8	1976	3	37793	N	N	18150 NE 185TH PL
011	177422	0150	2/22/02	\$415,000	2070	1380	8	1978	3	39322	N	N	19837 183RD PL NE
011	177420	0160	5/6/03	\$340,000	2390	0	8	1975	4	35383	N	N	18120 NE 189TH ST
011	721470	0580	9/25/03	\$340,000	2450	0	8	1976	3	62290	N	N	18121 197TH PL NE
011	177421	0410	8/20/03	\$410,000	2460	0	8	1977	3	35040	N	N	19403 181ST AV NE
011	721471	0330	11/26/02	\$330,000	2480	0	8	1978	3	34398	N	N	20025 NE 192ND ST
011	177421	0280	4/4/03	\$345,000	2500	0	8	1977	3	32505	N	N	19119 183RD AV NE
011	177420	0350	6/17/03	\$318,000	2560	0	8	1976	4	34754	N	N	18142 NE 185TH PL
011	177422	0260	8/1/03	\$365,000	2590	0	8	1978	3	34498	N	N	19915 182ND AV NE
011	721470	0530	6/20/03	\$381,000	2600	0	8	1976	4	44866	N	N	18116 197TH PL NE
011	721471	1140	1/7/02	\$339,000	2600	0	8	1977	3	37386	N	N	19917 NE 194TH ST
011	177420	0150	9/23/02	\$370,000	2680	0	8	1975	3	35934	N	N	18204 NE 189TH ST
011	721472	0130	1/23/03	\$375,500	2690	0	8	1987	4	55321	N	N	20117 192ND AV NE
011	177420	0230	1/16/02	\$342,000	2700	1170	8	1976	3	43787	N	N	18905 181ST AV NE
011	721472	0680	5/15/03	\$412,000	2740	0	8	1984	3	43995	N	N	19519 194TH AV NE
011	721471	0200	7/2/03	\$390,000	3020	0	8	1977	3	40005	N	N	19814 NE 189TH ST
011	721470	0030	3/14/02	\$355,000	3220	0	8	1976	3	40020	N	N	17804 194TH AV NE
011	721472	0020	6/26/03	\$394,950	1580	510	9	1987	3	43560	Y	N	19716 194TH AV NE
011	721479	0020	4/1/02	\$379,950	1660	780	9	1990	3	35290	N	N	19413 NE 203RD PL

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011	769547	0120	2/19/02	\$364,500	1660	600	9	1986	3	33042	N	N	18626 189TH AV NE
011	769547	0350	7/19/02	\$445,000	1880	800	9	1985	3	45302	N	N	18414 NE 192ND ST
011	935930	0370	6/19/03	\$470,000	1920	800	9	1990	3	45330	N	N	18311 NE 204TH CT
011	721471	0510	7/25/02	\$358,500	1962	0	9	1977	3	40588	N	N	20030 NE 196TH ST
011	721471	0850	9/26/02	\$470,000	2010	1530	9	1979	4	106974	N	N	19322 NE 190TH ST
011	769547	0180	2/12/02	\$385,000	2250	0	9	1985	3	37277	N	N	18925 NE 190TH CT
011	935930	0450	3/21/02	\$402,000	2260	0	9	1988	3	36198	N	N	18215 NE 205TH ST
011	935930	0020	12/27/02	\$415,000	2270	0	9	1988	3	63069	N	N	18232 NE 200TH ST
011	769547	0190	1/9/02	\$392,000	2400	0	9	1986	3	45302	N	N	18920 NE 190TH CT
011	769547	0160	11/4/03	\$450,000	2410	0	9	1986	3	33345	N	N	18908 189TH AV NE
011	769547	0340	12/9/03	\$472,000	2500	0	9	1986	3	42292	N	N	18422 NE 192ND ST
011	721472	0410	9/4/03	\$454,500	2500	0	9	1987	3	46609	N	N	20038 190TH AV NE
011	935930	0630	7/2/02	\$416,000	2530	0	9	1989	3	99533	N	N	20025 182ND AV NE
011	721479	0160	5/5/03	\$399,950	2550	0	9	1988	3	44961	N	N	19121 NE 203RD CT
011	353020	0350	7/28/03	\$449,950	2570	0	9	1987	3	34479	N	N	19425 184TH PL NE
011	721472	0430	7/22/03	\$413,000	2570	0	9	1987	3	37130	N	N	20037 190TH AV NE
011	769547	0260	8/23/02	\$400,000	2630	0	9	1986	3	31280	N	N	19115 189TH PL NE
011	721479	0220	4/9/03	\$410,000	2670	0	9	1989	3	37879	N	N	20329 191ST AV NE
011	721472	0350	9/8/03	\$457,000	2700	0	9	1988	3	41227	N	N	19916 190TH AV NE
011	935930	0570	9/3/03	\$490,000	2710	0	9	1988	3	47376	N	N	20134 181ST PL NE
011	935930	0570	9/18/03	\$490,000	2710	0	9	1988	3	47376	N	N	20134 181ST PL NE
011	935930	0460	4/3/03	\$453,000	2870	0	9	1988	3	41927	N	N	18223 NE 205TH ST
011	353020	0140	3/13/03	\$475,000	2890	0	9	1986	3	44138	N	N	18639 NE 194TH ST
011	353021	0330	10/8/03	\$500,000	2900	0	9	1987	3	31333	N	N	18315 NE 198TH ST
011	769546	0060	6/25/03	\$465,000	2920	0	9	1987	3	35014	N	N	19540 189TH PL NE
011	769547	0140	9/12/03	\$449,950	2920	0	9	1987	3	48787	N	N	18718 189TH AV NE
011	353020	0080	12/9/02	\$520,000	2940	0	9	1986	3	28539	N	N	18505 NE 194TH ST
011	721472	0050	5/16/02	\$444,000	2970	0	9	1985	3	59677	Y	N	19824 194TH AV NE
011	353021	0220	6/11/03	\$515,000	3140	0	9	1987	3	48729	N	N	18444 NE 199TH ST
011	721479	0070	3/24/03	\$479,000	3151	0	9	1989	3	39912	N	N	19432 NE 203RD PL
011	935930	0200	3/5/03	\$487,500	3170	0	9	1988	3	43467	N	N	20110 186TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	353020	0110	7/21/03	\$508,000	3380	0	9	1986	3	39845	N	N	18603 NE 194TH ST
011	353021	0030	7/15/03	\$516,200	3160	0	10	1987	3	33655	N	N	18441 NE 196TH PL
011	353020	0180	5/8/02	\$475,000	3190	0	10	1986	3	39748	N	N	18922 NE 194TH ST
011	353020	0210	6/10/03	\$505,000	3270	0	10	1987	3	36613	N	N	18904 NE 194TH ST
011	353021	0090	9/11/03	\$550,000	3460	0	10	1987	3	41443	N	N	18460 NE 196TH PL
011	353021	0040	10/22/02	\$539,950	3530	0	10	1988	3	37863	N	N	18447 NE 196TH PL
011	721472	0114	12/20/02	\$699,999	4320	0	10	1999	3	50529	N	N	18811 NE 202ND ST

Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	073750	0100	9/10/03	\$116,000	DORRatio
001	162870	0015	6/18/03	\$200,000	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
001	162870	0065	9/3/03	\$310,000	Limited Rep
001	162870	0205	5/7/03	\$275,090	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NGH
001	163070	0055	7/9/03	\$585,900	Limited Rep
001	163070	0060	7/11/03	\$569,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	163070	0095	5/19/03	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	163070	0135	9/17/02	\$590,000	Limited Rep
001	163070	0310	8/15/02	\$282,750	Limited Rep
001	177000	0220	6/13/02	\$110,000	Obsol DORRatio ActivePermitBeforeSale>25K
001	177000	0400	5/8/03	\$362,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	177000	0400	2/4/03	\$322,650	EXEMPT FROM EXCISE TAX
001	177000	0470	5/20/02	\$319,950	Diagnostic Outlier
001	177001	0230	3/28/03	\$225,100	EXEMPT FROM EXCISE TAX
001	177100	0570	9/18/02	\$41,200	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NGH
001	177100	0690	1/24/02	\$32,912	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NGH
001	177111	0250	4/15/02	\$240,000	Diagnostic Outlier
001	177111	0440	6/19/02	\$213,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	177111	0570	4/26/02	\$188,000	Diagnostic Outlier
001	177400	0230	5/6/02	\$360,000	RELOCATION - SALE BY SERVICE
001	177400	0230	4/4/02	\$360,000	RELOCATION - SALE TO SERVICE
001	177400	0970	9/14/02	\$203,853	Diagnostic Outlier
001	177400	1180	7/3/03	\$540,000	Limited Rep
001	177450	0015	3/11/02	\$30,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	177550	0140	8/1/02	\$245,000	QUESTIONABLE PER SALES IDENTIFICATION
001	177550	0160	7/16/02	\$287,000	UnFinArea
001	177580	0320	8/8/02	\$175,000	Diagnostic Outlier
001	177580	0800	11/14/02	\$95,191	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
001	177580	1220	1/9/03	\$145,000	Diagnostic Outlier
001	177590	0160	2/25/02	\$206,500	UnFinArea
001	177591	0150	11/20/02	\$101,039	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
001	177591	0460	1/27/03	\$264,900	RELOCATION - SALE BY SERVICE
001	177591	0460	1/27/03	\$264,900	RELOCATION - SALE TO SERVICE
001	177595	0140	7/30/02	\$340,764	TRADE; STATEMENT TO DOR
001	182606	9065	12/11/03	\$277,500	Diagnostic Outlier
001	675255	0010	9/6/02	\$583,950	Diagnostic Outlier
001	952240	0150	8/26/03	\$183,000	Diagnostic Outlier
001	952240	0170	7/23/03	\$301,500	Diagnostic Outlier
002	012605	9018	3/12/03	\$214,000	Diagnostic Outlier
002	012605	9130	10/10/02	\$77,188	DORRatio
002	012605	9133	5/14/02	\$230,000	DORRatio
002	012605	9133	5/11/02	\$170,000	DORRatio
002	012605	9136	3/17/03	\$24,500	QUIT CLAIM DEED DORRatio
002	012605	9185	12/11/03	\$245,000	Dia Outlier
002	012605	9189	8/27/02	\$94,500	DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	012605	9195	6/25/02	\$375,000	ImpCount
002	012605	9255	9/16/03	\$339,000	Dia Outlier
002	012605	9256	8/18/03	\$639,500	1031 TRADE
002	012605	9268	6/2/03	\$449,000	Diagnostic Outlier
002	012605	9268	1/10/03	\$445,000	Diagnostic Outlier
002	012605	9285	5/28/03	\$355,000	Diagnostic Outlier
002	012605	9294	4/15/03	\$36,643	DORRatio
002	012605	9306	6/6/02	\$190,000	DORRatio
002	022605	9116	10/23/02	\$195,801	DIAGNOSTIC OUTLIER
002	022605	9133	2/26/02	\$395,000	Limited Rep
002	022605	9180	6/16/03	\$187,307	BANKRUPTCY - RECEIVER OR TRUSTEE DOR Ratio
002	022605	9181	2/13/02	\$360,000	DORRatio
002	022605	9182	6/25/02	\$210,000	DORRatio
002	162280	0120	8/28/03	\$219,250	Diagnostic Outlier
002	289640	0010	1/8/03	\$230,580	Diagnostic Outlier
002	289640	0020	12/12/02	\$230,580	Diagnostic Outlier
002	289640	0030	1/22/03	\$230,580	Diagnostic Outlier
002	289640	0040	12/19/02	\$230,580	Diagnostic Outlier
002	289640	0060	2/19/03	\$230,580	Diagnostic Outlier
002	289640	0080	1/13/03	\$230,580	Diagnostic Outlier
002	289640	0090	1/22/03	\$230,580	Diagnostic Outlier
002	289640	0100	1/29/03	\$230,580	Diagnostic Outlier
002	289640	0110	1/24/03	\$230,580	Diagnostic Outlier
002	289640	0120	2/6/03	\$230,580	Diagnostic Outlier
002	289640	0130	2/7/03	\$230,580	Diagnostic Outlier
002	289640	0150	12/4/02	\$230,580	Diagnostic Outlier
002	289640	0160	11/5/02	\$230,580	Diagnostic Outlier
002	289640	0170	11/6/02	\$230,580	Diagnostic Outlier
002	289640	0180	12/2/02	\$230,580	Diagnostic Outlier
002	289640	0200	10/17/02	\$230,580	Diagnostic Outlier
002	289640	0210	10/14/02	\$230,580	Diagnostic Outlier
002	289640	0220	10/2/02	\$230,580	Diagnostic Outlier
002	289640	0230	10/21/02	\$230,580	Diagnostic Outlier
002	289640	0260	10/2/02	\$230,580	Diagnostic Outlier
002	289640	0270	9/24/02	\$230,580	Diagnostic Outlier
002	289640	0280	11/14/02	\$230,580	Diagnostic Outlier
002	289640	0290	11/6/02	\$230,580	Diagnostic Outlier
002	289640	0300	9/18/02	\$230,580	Diagnostic Outlier
002	289640	0310	9/25/02	\$230,580	Diagnostic Outlier
002	289640	0320	11/19/02	\$230,580	Diagnostic Outlier
002	289640	0330	10/2/02	\$230,580	Diagnostic Outlier
002	289640	0360	4/21/03	\$230,580	Diagnostic Outlier
002	289640	0380	9/3/02	\$230,580	Diagnostic Outlier
002	289640	0390	9/18/02	\$230,580	Diagnostic Outlier
002	289640	0410	9/19/02	\$230,580	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	289640	0430	2/21/03	\$230,580	Diagnostic Outlier
002	289640	0440	2/20/03	\$230,580	Diagnostic Outlier
002	289640	0450	1/27/03	\$230,580	Diagnostic Outlier
002	289640	0460	11/26/02	\$230,580	Diagnostic Outlier
002	289640	0470	11/12/02	\$230,580	Diagnostic Outlier
002	289640	0480	10/14/02	\$230,580	Diagnostic Outlier
002	289640	0490	10/22/02	\$230,580	Diagnostic Outlier
002	289640	0500	9/25/02	\$230,580	Diagnostic Outlier
002	289640	0510	12/19/02	\$230,580	Diagnostic Outlier
002	289640	0520	12/18/02	\$230,580	Diagnostic Outlier
002	289640	0530	2/4/03	\$230,580	Diagnostic Outlier
002	289640	0540	2/11/03	\$230,580	Diagnostic Outlier
002	289640	0550	2/14/03	\$230,580	Diagnostic Outlier
002	289640	0560	3/5/03	\$230,580	Diagnostic Outlier
002	289640	0570	6/4/03	\$230,580	Diagnostic Outlier
002	289640	0580	4/10/03	\$230,580	Diagnostic Outlier
002	289640	0590	4/16/03	\$230,580	Diagnostic Outlier
002	324450	0058	8/19/03	\$1,100,000	Diagnostic Outlier
002	427700	0090	4/18/03	\$569,950	RELOCATION - SALE BY SERVICE
002	427700	0090	4/18/03	\$569,950	RELOCATION - SALE TO SERVICE
002	427700	0120	7/12/02	\$508,500	RELOCATION - SALE BY SERVICE
002	427700	0120	3/17/02	\$508,500	RELOCATION - SALE TO SERVICE
002	721480	0330	8/15/03	\$389,900	Dia Outlier
002	721480	0600	3/18/02	\$327,500	RELOCATION - SALE BY SERVICE
002	721480	0600	3/18/02	\$327,500	RELOCATION - SALE BY SERVICE
002	721480	0710	3/25/03	\$292,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	721482	0240	2/11/03	\$86,940	QUIT CLAIM DEED; RELATED PARTY, FRIEND, NEIGH
002	803100	0020	4/22/02	\$915,000	Diagnostic Outlier
002	803100	0060	9/23/02	\$929,000	Diagnostic Outlier
002	923843	0360	2/8/02	\$370,000	Diagnostic Outlier
002	923843	0460	12/3/02	\$352,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	923843	0620	12/4/03	\$492,000	UnFinArea
002	923848	0030	1/15/03	\$309,500	RELOCATION - SALE BY SERVICE
002	923848	0030	1/15/03	\$309,500	RELOCATION - SALE TO SERVICE
002	923850	0280	2/11/03	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	951720	0210	7/21/03	\$219,990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	956080	0070	7/24/02	\$270,000	Diagnostic Outlier
005	029370	0030	7/30/03	\$545,000	STATEMENT TO DOR
005	032606	9013	3/10/03	\$735,000	RELOCATION - SALE BY SERVICE
005	032606	9013	12/3/02	\$735,000	RELOCATION - SALE TO SERVICE
005	032606	9021	9/9/02	\$800,000	Diagnostic Outlier
005	032606	9026	3/12/02	\$143,000	DORRatio
005	032606	9045	12/3/02	\$245,000	PersMH00
005	032606	9101	8/27/02	\$345,000	DIAGNOSTIC OUTLIER
005	032606	9133	7/8/03	\$246,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	042606	9100	4/3/03	\$422,500	RELOCATION - SALE BY SERVICE
005	042606	9100	4/3/03	\$422,500	RELOCATION - SALE TO SERVICE
005	052606	9032	10/28/02	\$206,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	052606	9040	8/20/02	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	052606	9052	2/27/03	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	082606	9145	11/21/02	\$749,000	Diagnostic Outlier
005	082606	9160	4/18/03	\$590,000	Diagnostic outlier
005	082606	9160	4/2/03	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	082606	9164	12/22/03	\$444,500	Dia Outlier
005	082606	9215	5/30/03	\$275,000	Dia Outlier
005	092606	9014	5/15/03	\$550,000	UnFinArea
005	092606	9044	10/7/03	\$229,950	Diagnostic Outlier
005	092606	9050	10/8/02	\$318,950	UnFinArea
005	092606	9099	7/23/03	\$150,000	DORRatio
005	092606	9153	5/2/03	\$277,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	102606	9003	10/15/02	\$200,000	DORRatio
005	102606	9043	9/3/02	\$1,100,000	Limited Rep
005	140070	0060	6/3/03	\$562,500	RELOCATION - SALE BY SERVICE
005	140070	0060	6/3/03	\$562,500	RELOCATION - SALE TO SERVICE
005	152606	9008	8/9/02	\$17,066	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
005	152606	9034	1/4/02	\$239,000	Diagnostic Outlier
005	162606	9109	9/19/03	\$510,000	Diagnostic Outlier
005	162606	9229	2/13/02	\$270,000	Diagnostic Outlier
005	172606	9003	8/1/02	\$255,000	OPEN SPACE DESIGNATION CONAFTER SALE
005	172606	9058	7/15/02	\$425,000	Dia Outlier
005	172606	9067	7/12/02	\$515,000	OPEN SPACE DESIGNATION CONT AFTER SALE
005	172606	9120	7/5/02	\$303,888	RELOCATION - SALE BY SERVICE
005	172606	9120	6/1/02	\$303,888	RELOCATION - SALE TO SERVICE
005	172606	9132	6/10/03	\$461,350	Diagnostic Outlier
005	172606	9169	5/21/02	\$800,000	Limited Rep
005	172606	9212	8/25/02	\$376,500	Diagnostic Outlier
005	429821	0020	3/26/02	\$440,000	RELOCATION - SALE BY SERVICE
005	429821	0020	3/20/02	\$440,000	RELOCATION - SALE TO SERVICE
005	429870	0070	7/9/03	\$475,000	RELOCATION - SALE BY SERVICE
005	429870	0070	7/9/03	\$475,000	RELOCATION - SALE TO SERVICE
005	520100	0030	3/4/03	\$386,000	ActivePermitBeforeSale>25K
005	757491	0050	6/3/02	\$560,000	Diagnostic Outlier
011	072606	9070	10/13/03	\$229,950	ImpCount
011	163070	0364	10/24/03	\$351,000	Obsol
011	163070	0364	4/29/02	\$299,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR I
011	177420	0040	9/13/02	\$304,500	RELOCATION - SALE BY SERVICE
011	177420	0040	8/16/02	\$305,715	RELOCATION - SALE TO SERVICE
011	177420	0190	10/31/03	\$32,471	DORRatio
011	177420	0350	3/10/03	\$357,558	EXEMPT FROM EXCISE TAX
011	177422	0130	11/20/03	\$256,500	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	177423	0090	5/7/03	\$119,900	QUIT CLAIM DEED; RELATED PARTY, FRIEND, NGH
011	242610	0140	12/12/03	\$124,000	DORRatio
011	353020	0320	6/5/03	\$469,950	RELOCATION - SALE BY SERVICE
011	353020	0320	6/5/03	\$469,950	RELOCATION - SALE TO SERVICE
011	353021	0110	6/25/02	\$484,000	RELOCATION - SALE BY SERVICE
011	353021	0110	5/9/02	\$484,000	RELOCATION - SALE TO SERVICE
011	721471	0980	6/3/03	\$325,000	RELOCATION - SALE BY SERVICE
011	721471	0980	6/3/03	\$325,000	RELOCATION - SALE TO SERVICE
011	721479	0170	7/22/02	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	935930	0020	12/27/02	\$415,000	RELOCATION - SALE BY SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	613980	0360	3/5/03	10000	9600	N	N
2	022605	9076	3/15/02	520000	315810	N	N
2	022605	9186	12/15/03	261500	37424	N	N
5	032606	9002	9/9/03	468000	727545	N	N
5	032606	9005	12/23/02	110000	366775	N	N
5	032606	9020	3/20/03	350000	698042	N	N
5	032606	9110	8/26/03	115000	101930	N	N
5	052606	9025	12/19/03	93500	179031	N	N
5	092606	9045	10/11/03	279950	412544	N	N
5	102606	9078	10/15/03	149000	320166	N	N
5	152606	9091	1/2/02	80000	103672	N	N
5	152606	9127	3/18/03	216000	39142	Y	N
5	172606	9188	12/6/02	220000	51836	N	N
11	721472	0320	1/23/03	10000	41037	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	163070	0429	8/9/02	61000	NewImp
1	177593	0310	4/3/03	70000	NewImp
2	022605	9076	3/15/02	520000	Diagnostic Outlier
2	289640	0050	2/17/03	166500	NewImp
2	289640	0240	10/2/02	182500	NewImp
2	289640	0250	9/20/02	182500	NewImp
2	289640	0340	9/5/02	165500	NewImp
2	289640	0350	9/11/02	182500	NewImp
2	289640	0370	9/6/02	166500	NewImp
2	289640	0420	8/19/02	166500	NewImp
2	289640	0600	3/28/03	115000	NewImp
2	289640	0610	3/19/03	127500	NewImp
2	289640	0620	5/28/03	115000	NewImp
2	289640	0630	6/26/03	115000	NewImp
2	289640	0640	3/26/03	127500	NewImp
2	289640	0650	6/16/03	115000	NewImp
2	289640	0660	5/27/03	115000	NewImp
2	289640	0670	5/12/03	115000	NewImp
2	289640	0680	3/31/03	115000	NewImp
2	289640	0690	5/28/03	115000	NewImp
2	289640	0700	6/26/03	115000	NewImp
5	102606	9179	1/22/03	171500	NewImp



King County
Department of Assessments
King County Administration Bldg.
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Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr